

## \$569,000 - 326 32 Avenue, Edmonton

MLS® #E4459216

**\$569,000**

4 Bedroom, 3.00 Bathroom, 1,787 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to modern luxury in this brand-new 1784 sqft 4-bedroom, 3 full bathroom half duplex. The main floor features an open to below entry, a full sized bedroom, full bathroom, along with a mudroom with a built in bench and coat hangers. Upgraded spindle railings open the home up along with numerous large windows. The sleekly built kitchen is complete with a 6-foot island, gloss cabinets, and quartz countertops. Complimented with upgraded lighting and all matte black fixtures. This open-concept design flows seamlessly into the spacious living room along with dining nook. A custom millwork feature wall with a mounted fireplace for entertaining. Other upgrades include, glass shower enclosures, and stylish 12" x 24" tiled bathrooms. Upstairs a large bonus living area, laundry room for convenience, and 3 additional bedrooms including the master ensuite that features dual sinks. The separate entrance to the basement offers flexibility and an option to create a source of rental income.

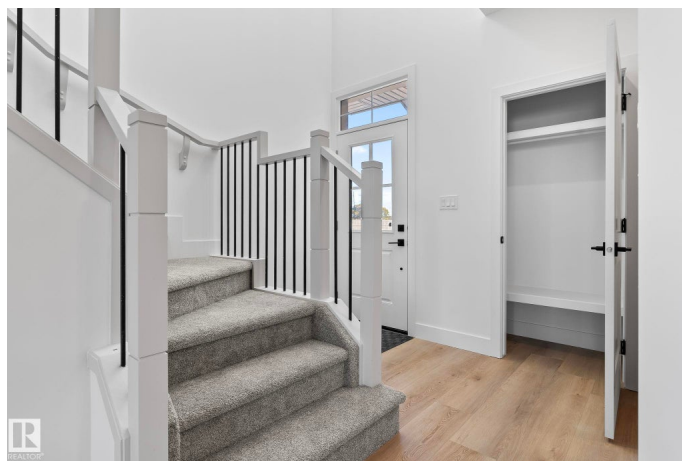
Built in 2025

### Essential Information

MLS® # E4459216

Price \$569,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,787         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 326 32 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2K2       |

### Amenities

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                       |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | Garage Opener             |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Wall Mount                |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Composition, Vinyl                                                                  |
| Exterior Features | Airport Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Brick, Composition, Vinyl                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 24th, 2025  
Days on Market                22  
Zoning                              Zone 30

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