

## \$314,500 - 4543 32 Avenue, Edmonton

MLS® #E4444595

**\$314,500**

3 Bedroom, 1.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

Welcome to this charming half duplex located in the community of Bisset. Ideally situated close to the Sikh Temple, school, parks and public Transportation. This home offers both comfort and convenience. The main floor features a spacious living room, a functional kitchen with ample cabinetry, and a convenient half bathroom. Upstairs, you will find three well-sized bedrooms and a full bathroom, perfect for first time home buyer or investors. This home is ideal for those seeking a quiet neighborhood with easy access to essential amenities

Built in 1981

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4444595      |
| Price          | \$314,500     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,239         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4543 32 Avenue |
| Area        | Edmonton       |
| Subdivision | Bisset         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 6C3        |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Off Street Parking, See Remarks |
| Parking   | See Remarks                     |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Unfinished                                      |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                  |
| Exterior Features | Golf Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                           |

### School Information

|            |                |
|------------|----------------|
| Elementary | Weinlos School |
| Middle     | Kate Chegwin   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 39              |
| Zoning         | Zone 29         |

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