

\$589,900 - 11623 32a Avenue, Edmonton

MLS® #E4456649

\$589,900

3 Bedroom, 1.50 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

Spacious Pie Lot in Sweet Grass Located on a quiet cul-de-sac, this well-cared-for 2-storey home sits on a generous 12,691 sq.ft. pie-shaped lot, backing onto the treed green space of Providence Centre for added privacy and a peaceful view. The main floor features a sunken living room with a gas fireplace, a formal dining room, and a bright kitchen with updated cabinetry, pot lights, and an adjacent nook/family room with a wood-burning fireplace. Upstairs are three bedrooms, including a primary with a walk-in closet and direct access to the 4-piece bathroom, which includes a newer vanity and tub. The finished basement provides additional living space and storage. Updates include kitchen cabinets, pot lights, all windows have been replaced, and a new roof replaced 2021. Conveniently located near schools, LRT access, shopping, a golf course, and ski hill, this home offers solid potential on a unique lot in an established neighborhood.

Built in 1976

Essential Information

MLS® #	E4456649
Price	\$589,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,650
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11623 32a Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3G6

Amenities

Amenities	Front Porch
Parking Spaces	4
Parking	Double Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, No Back Lane, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal

Foundation Concrete Perimeter

Additional Information

Date Listed September 6th, 2025

Days on Market 12

Zoning Zone 16

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