

Courtesy Of Nikola Jankovic Of Sweetly

## \$434,900 - 403 32 Street, Edmonton

MLS® #E4409529

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,419 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

As a young couple or single parent, this townhome doesn't just offer value, it presents an opportunity for real financial independence. The Metro Tailored 18, isn't just a home, it's a doorway to endless possibilities, whether it's securing your own investment or paving the way for your adult child's journey to homeownership. This home is your canvas, and you are ready to create your masterpiece. Additional features of this home include three floors of finished living space, oversized windows on every level for natural light and amazing views, a double car rear attached garage, second-level balcony with metal railings and fully landscaped yard. Located in the new community of Alces, where you can enjoy beautiful park spaces, walking paths and activities with the kids, plus easy access to the Anthony Henday, South Edmonton Common, The Meadows Rec Centre. \*photos are for representation only. Colours and finishing may vary\*

Built in 2024

### Essential Information

MLS® #	E4409529
Price	\$434,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,419
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### **Community Information**

Address	403 32 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3C8

### **Amenities**

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            October 8th, 2024  
Days on Market        178  
Zoning                    Zone 53



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 7:32am MDT