

## \$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                10

Zoning                              Zone 16

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 September 16th, 2025 at 3:02am MDT