

## \$399,900 - 4424 32a Avenue, Edmonton

MLS® #E4452506

**\$399,900**

4 Bedroom, 2.00 Bathroom, 961 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Discover this charming four-level split in the vibrant community of Millwoods! Featuring 4 bedrooms, 2 bathrooms, and a single attached garage, this home offers a smart and versatile layout. The main floor boasts a bright living room with impressive vaulted ceilings, creating a spacious and airy feel, while the kitchen overlooks the fully fenced backyard. Lower levels provide additional bedrooms, a cozy family room, and plenty of storage. Perfectly located near parks, schools, shopping, and transit, this property also comes with a reliable tenant in place – a great opportunity for investors or future homeowners alike.

Built in 1987

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452506               |
| Price          | \$399,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 961                    |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |



Status                      Active

**Community Information**

Address                      4424 32a Avenue  
Area                            Edmonton  
Subdivision                Weinlos  
City                            Edmonton  
County                        ALBERTA  
Province                     AB  
Postal Code                T6L 4W8

**Amenities**

Amenities                    See Remarks  
Parking Spaces            2  
Parking                       Single Garage Attached

**Interior**

Appliances                Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer  
Heating                     Forced Air-1, Natural Gas  
Stories                       4  
Has Basement             Yes  
Basement                  Full, Finished

**Exterior**

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

**Additional Information**

Date Listed                August 12th, 2025  
Days on Market            1  
Zoning                       Zone 29

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