

## \$599,800 - 11505 32a Avenue, Edmonton

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MLS® #E4443611

**\$599,800**

6 Bedroom, 3.50 Bathroom, 2,030 sqft

Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

MASSIVE 10,000+ SQFT PIE-SHAPED LOT IN SWEET GRASS BACKING THE PROVIDENCE CENTRE, this classic Spanish-inspired gem offers incredible potential in one of Edmonton's most sought-after locations. A grand living room with bay window flows into a formal dining room with mirrored coffered ceiling & tons of natural light. The bright white kitchen offers a second dining area & leads to a sunken living room with wood-burning fireplace & wet bar—perfect for entertaining. A bedroom, laundry, & 2-piece bath complete the main level. Upstairs features a spacious primary with walk-in closet & 3-piece ensuite, two more bedrooms, & a 4-piece bath. The partially finished basement includes a living area, 2 bdrms, & storage. The private backyard is a true oasis—lush, expansive, & lined with mature trees offering direct access to the greenbelt. Metal roof, an OVERSIZED double attached garage, and located in a quiet cul-de-sac near top schools, Derrick Golf Club, Southgate, and Whitemud. SOME PHOTOS ARE VIRTUALLY STAGED.



Built in 1976

### Essential Information

MLS® #                      E4443611

Price                         \$599,800

Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,030
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11505 32a Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3G6

### Amenities

Amenities	Bar, Closet Organizers, Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Metal
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Sweet Grass School
Middle	Vernon Barford School
High	Harry Ainlay School

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	7
Zoning	Zone 16

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