

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

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
----------	---------------------

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	5
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 June 25th, 2025 at 10:02am MDT