

\$315,000 - 11725 32a Avenue, Edmonton

MLS® #E4460046

\$315,000

5 Bedroom, 3.00 Bathroom, 1,403 sqft

Condo / Townhouse on 0.00 Acres

Sweet Grass, Edmonton, AB

Calling all first-time home buyers or investors! This well-kept corner unit town-home in the quiet neighborhood of Sweet Grass is waiting for YOU! Boasting 5 bedrooms and 3 bathrooms, a fully developed basement (with a kitchenette), new carpet on upper floor and in basement, separate side entrance to basement, a larger backyard, newer hot water tank and furnace, and much more! This unit is in the well maintained Par Three Estates that offers close proximity to schools, LRT, malls, and the Whitemud. A gem that is a definite must see!

Built in 1981

Essential Information

MLS® #	E4460046
Price	\$315,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,403
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey



Status	Active
--------	--------

Community Information

Address	11725 32a Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5K8

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls, No Garage

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 29th, 2025
Days on Market	22

Zoning	Zone 16
Condo Fee	\$377

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 October 21st, 2025 at 12:47am MDT