Courtesy Of Clyde G Smith Of MaxWell Polaris

# $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 | 16 |

| | |
|---|---|
| Zoning | Zone 16 |
| Condo Fee | $377 |

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Listing information last updated on October 15th, 2025 at 10:48am MDT