

\$525,000 - 2851 44 Avenue, Edmonton

MLS® #E4427638

\$525,000

5 Bedroom, 3.50 Bathroom, 1,613 sqft
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Looking for the best location with the nicest neighbours? Check this well maintained home nestled in the desirable community of Larkspur! This Beauty features a bright, open floor plan with dining nook, spacious living room, with a cozy gas fireplace & the kitchen presents ample cabinetry, an island, & plenty of natural light. Upstairs, the generous primary bedroom includes a private ensuite, while the 2nd bedroom is equally spacious. The bonus room has been converted into a third bedroom but can be reverted to its original layout. The fully finished basement offers additional living space with a family room w/fireplace, two bedrooms, & a full bathroom. The backyard is your private oasis – South facing, surrounded by mature trees, a vegetable garden, play structure, and vibrant flowers. Check out the double attached garage w/shop heater & 220 V wiring & roughed in for a shop vac. The long drive way can accommodate an RV. Recent maintenance include a newer furnace, Hot Water Tank and Roof. Home awaits!

Built in 1997

Essential Information

| | |
|--------|-----------|
| MLS® # | E4427638 |
| Price | \$525,000 |



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,613 |
| Acres | 0.00 |
| Year Built | 1997 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2851 44 Avenue |
| Area | Edmonton |
| Subdivision | Larkspur |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1G9 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | No Smoking Home, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, Public Transportation, Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------|
| Elementary | Velma E. Baker School |
| Middle | Thelma Chalifoux School |
| High | Edith Rogers School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 30 |

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Listing information last updated on April 3rd, 2025 at 2:17am MDT