

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

### **School Information**

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

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	9
Zoning	Zone 30

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