

## \$484,000 - 3016 41 Avenue, Edmonton

MLS® #E4429482

**\$484,000**

4 Bedroom, 3.00 Bathroom, 1,107 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Former Jayman show home in the sought after community of Larkspur! This well-maintained bi-level with insulated double attached garage offers over 2,000 sq. ft. of bright and inviting living space with 4 bedrooms, 3 full baths, and a fully finished basement—perfect for growing families or those who love to entertain. Recent updates provide peace of mind, including a newer high efficiency furnace (2019), deck (2021), shingles (2018), and updated plumbing (2022 — no Poly-B). Ideally located just minutes from schools, parks, shopping plazas, and with quick access to Whitemud Freeway. A fantastic opportunity to own a move-in-ready home in a prime location!

Built in 1996

### Essential Information

MLS® #	E4429482
Price	\$484,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,107
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family



Style	Bi-Level
Status	Active

### Community Information

Address	3016 41 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1L3

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 7th, 2025
Days on Market	12
Zoning	Zone 30

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 April 19th, 2025 at 2:47pm MDT