

## \$549,900 - 3105 41a Ave, Edmonton

MLS® #E4434213

**\$549,900**

4 Bedroom, 2.50 Bathroom, 2,293 sqft

Single Family on 0.00 Acres

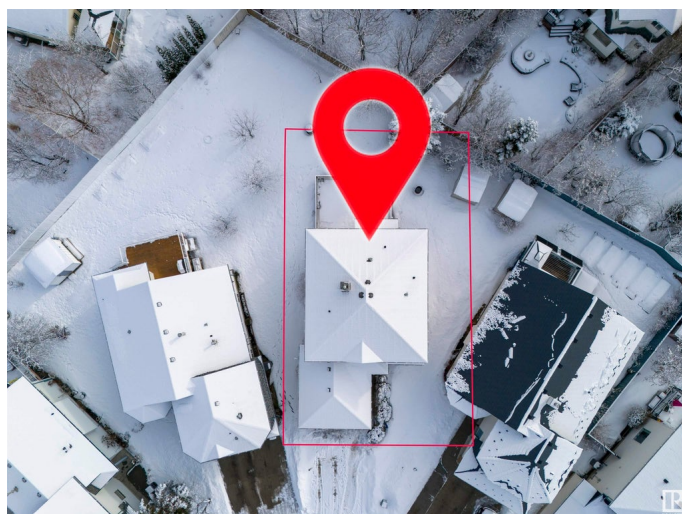
Larkspur, Edmonton, AB

Welcome to this 4 bedroom single family home with double car garage attached, PIE LOT, huge back yard, located desirable community LARKSPUR. The main floor offers 2 living rooms, den, kitchen, dining and half bath. Upper floor offers 4 large bedrooms and two full bath. The house is fully renovated, new vinyl flooring, new paint, new kitchen, new countertops etc. The basement is unfinished and ready for development. The house is close to schools, shopping centre and walking distance to bus stop. MUST SEE!!

Built in 1998

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434213               |
| Price          | \$549,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,293                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |              |
|-------------|--------------|
| Address     | 3105 41a Ave |
| Area        | Edmonton     |
| Subdivision | Larkspur     |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T6T 1J4      |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

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

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 30       |

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Listing information last updated on May 4th, 2025 at 5:47am MDT