# \$589,900 - 3105 41a Ave, Edmonton

MLS® #E4424688

## \$589,900

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!!



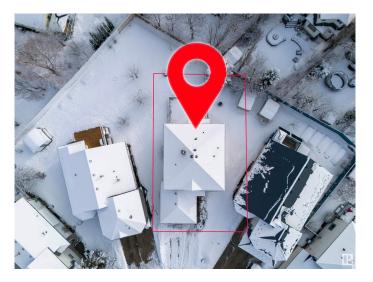




Built in 1998

## **Essential Information**

| Price\$589,900Bedrooms4Bathrooms2.50Full Baths2Half Baths1Square Featage2.202 |
|---|
| Bathrooms2.50Full Baths2Half Baths1   |
| Full Baths2Half Baths1  |
| Half Baths 1  |
|   |
| Causera Fastara 2,000   |
| 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 |       |  | Schools, |  |  |
| Roof              | Asphalt Shingles  |       |  |          |  |  |
| Construction      | Wood, Brick, Vinyl  |       |  |          |  |  |
| Foundation        | Concrete Perim  | neter |  |          |  |  |

#### **Additional Information**

| Date Listed    | March 7th, 2025 |
|----------------|-----------------|
| Days on Market | 43              |
| Zoning         | Zone 30         |

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Listing information last updated on April 19th, 2025 at 8:32pm MDT