

## \$499,900 - 2854 41 Avenue, Edmonton

MLS® #E4439469

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,514 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Beautifully maintained 4 bed, 4 bath 2-storey home loaded with upgrades! The modern kitchen features granite countertops, white cabinets, stainless steel appliances, garburator, ceramic tile, a peninsula island, and a bright nook with sliding doors to a large composite deck. The cozy living room offers hardwood flooring, a gas fireplace, and highlight windows. The spacious master boasts his & her closets, a ceiling fan, barn door to ensuite with granite counters, soaker tub, and stand-up shower. All bathrooms include granite countertops. Enjoy easy-care vinyl floors, central A/C, 3-year-old shingles, and low-maintenance artificial turf front and back. Double garage plus shed for extra storage. Prime location—walking distance to 2 K-9 schools, parks, dog park, basketball court, and 2 shopping centers. Move-in ready with fresh paint throughout. A perfect family home in an unbeatable location—don't miss this one!

Built in 1999

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439469  |
| Price     | \$499,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,514                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2854 41 Avenue |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1M4        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Gazebo, Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                9

Zoning                            Zone 30

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Listing information last updated on June 7th, 2025 at 10:47pm MDT