

# \$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	17
Zoning	Zone 30

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