

# \$499,800 - 3112 41 Avenue, Edmonton

MLS® #E4428746

**\$499,800**

4 Bedroom, 3.50 Bathroom, 1,609 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

RENOVATED House on a MASSIVE Pie shaped Lot. The fully finished house offers over 2300 SQ. FT. of living space on a 7250 sq. ft lot! Additional features: Central AC, Heated garage, 35-40 years left on Shingles, Upgraded Insulation in Attic, Garburator, No carpet on main and upper floor, Fully finished basement! This house has it all! The main floor features living room with a gas f/p and TV niche, across from it is your kitchen which boasts granite countertops, corner pantry, stainless steel appliances and dining area. Main level also includes a half bath and laundry/mud room that grants you access to over sized HEATED double attached garage. Upstairs has 3 Bed, 2 Bath. The Master bedroom has a walk-in closet and it's own spa-like ensuite! The basement is finished with a Bedroom, a full bath and a den/office. Your huge lot is completely landscaped with a stone patio, fire pit. Come check this!!

Built in 1997

## Essential Information

MLS® #	E4428746
Price	\$499,800
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,609
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3112 41 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1L3

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

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

### **Exterior**

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

### **School Information**

Elementary	Velma E. Baker
Middle	Thelma Chalifoux
High	Dr. Francis Whiskey Jack

### **Additional Information**

Date Listed            April 3rd, 2025

Days on Market      9

Zoning                 Zone 30

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