

## \$622,000 - 2715 44a Avenue, Edmonton

MLS® #E4450580

**\$622,000**

5 Bedroom, 2.50 Bathroom, 2,372 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Beautifully maintained 2-storey home nestled in a quiet Larkspur cul-de-sac. Offering over 3400 sqft of total living space, including a fully finished basement, this property is ideal for large families or those who love to entertain. Features include 5 spacious bedrooms, 2.5 bathrooms, two generous living rooms, and a chef-style kitchen with ample cabinetry and counter space. Basement Finished include a large Family/Recreation Room, Laundry room & 1 Bedroom. The oversized double attached garage provides plenty of room for vehicles and storage. There is an option to move the laundry to the second floor for added convenience. Located just minutes from Tamarack Shopping Centre on 17th Street and close to schools, parks, and transit – this home combines peaceful living with accessibility to key amenities. An exceptional opportunity to own in one of Edmonton's most welcoming communities – come see what makes this home so special.

Built in 1997

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450580  |
| Price     | \$622,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,372                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2715 44a Avenue |
| Area        | Edmonton        |
| Subdivision | Larkspur        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1K2         |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, See Remarks |
| Parking   | Double Garage Attached, Over Sized            |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace         | Yes                                                                                                                                           |
| Fireplaces        | Insert, Mantel, Tile Surround                                                                                                                 |
| Stories           | 3                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | See Remarks        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 30         |

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Listing information last updated on August 20th, 2025 at 6:17am MDT