

## \$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                8

Zoning                            Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 7th, 2025 at 2:02pm MDT