

\$445,000 - 2328 39 Avenue, Edmonton

MLS® #E4440408

\$445,000

4 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Spacious Family Home on a Huge Pie-Shaped Lot with Heated Garage & Future RV Parking!

Backs on endless walking trails and parks area, this beautifully maintained 3+1 bedrooms, 3.5 bathrooms. Home sits on a large 573 m² pie-shaped & offers everything your family needs. Fully finished basement, heated/insulated extra-large double detached garage, and potential RV parking. Enjoy morning coffee in the east-facing covered veranda and direct access to walking trails, watch your kids walk to school! Main floor offers a bright living room with bay window, spacious & sunny family room with vaulted ceilings & gas fireplace, kitchen with white cabinets, stainless steel appliances & tile flooring. Upstairs features a spacious primary bedroom with dual closets & renovated en-suite with air tub. Basement includes a 4th bedroom with fireplace and a large 4-pc bath with jetted tub and rec room to enjoy. Possibility of a Separate Entrance for Future Legal Suite. Close to parks, schools, shopping, Whitemud & Anthony Henday.

Built in 1994

Essential Information

MLS® # E4440408

Price \$445,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,550
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2328 39 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1K6

Amenities

Amenities	Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Velma E. Baker School
Middle	Thelma Chalifoux School
High	South East High School

Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 30

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