

Courtesy Of Norm Cholak Of RE/MAX River City

## \$819,900 - 3207 44 Avenue, Edmonton

MLS® #E4450034

**\$819,900**

5 Bedroom, 4.50 Bathroom, 2,226 sqft  
Single Family on 0.00 Acres

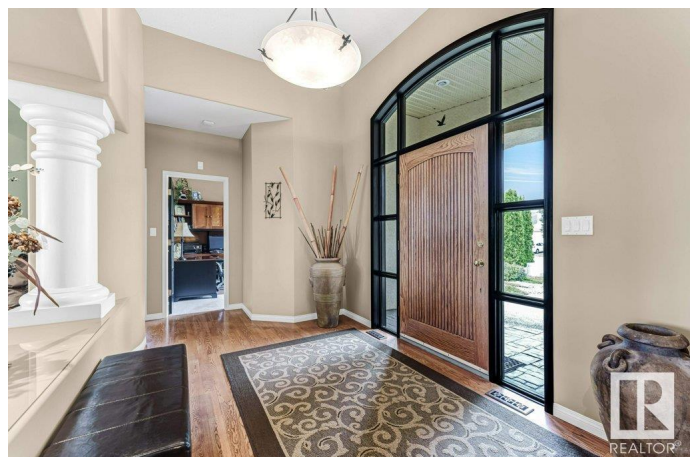
Larkspur, Edmonton, AB

IMMACULATE CONDITION! This Stunning 2,225 sq ft Managen-built WALKOUT Bungalow sits on an expansive 11,093+ sq ft lot backing onto the Lake. No detail overlookedâ€”Central A/C, granite counters, and Rich Finishes throughout. The main floor features a Grand Foyer, elegant living room with Gas Fireplace, large kitchen with Island & bar seating, formal dining, and a sun-filled breakfast nook with Panoramic Lake Views and access to a covered deck. The mudroom offers storage galore plus sink. The spacious Primary Suite boasts a walk-in closet, luxurious 4-piece ensuite with soaker tub and makeup vanity. A second bedroom/office completes the level. The glass-railed staircase leads to a bright basement with 3 beds, 2 baths, Wet Bar, and Walkout to a Manicured, Park-Like yard. Additional features: HEATED insulated/drywalled garage, floor drain, heated floors (basement), 2 furnaces, 2 hot water tanks, built-in speakers, smart switches, gas BBQ line, stamped concrete, exposed aggregate, underground sprinklers & more!

Built in 1996

### Essential Information

MLS® #	E4450034
Price	\$819,900



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,226
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3207 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1E9

### **Amenities**

Amenities	Air Conditioner, Deck, Patio, Walkout Basement, Wet Bar, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Insulated, Over Sized
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater, Wet Bar
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Lake, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Velma E Baker School
Middle	Thelma Chalifoux School
High	Elder Dr Francis

## Additional Information

Date Listed	July 28th, 2025
Days on Market	8
Zoning	Zone 30

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Listing information last updated on August 5th, 2025 at 1:32am MDT