

## \$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 m<sup>2</sup> 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	10
Zoning	Zone 30

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Listing information last updated on June 15th, 2025 at 11:02am MDT