

## \$565,000 - 4324 33 Street, Edmonton

MLS® #E4457672

**\$565,000**

5 Bedroom, 3.50 Bathroom, 2,174 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Prestigious Fountain Lake 2-Story House Offering Spacious 5-Bedroom, 4 Washrooms. Welcome to this beautifully maintained house with over 3300 SF living space across all 3 levels. Step into a bright Main Floor's inviting layout featuring a formal living and dining area, a cozy family room, and a chef-inspired kitchen with stainless steel appliances, granite countertops, and a breakfast nook that flows seamlessly to the large deck with views of the private, tree-lined backyard. The upper floor boasts a sun-filled master suite with a luxurious 5-piece ensuite and jacuzzi tub, along with two additional bedrooms and a versatile loft/bonus room. The fully finished basement offers even more space with a spacious recreation room, two oversized bedrooms, a den/office, and a modern 3-piece bath perfect for extended family or guests. Enjoy a beautifully landscaped backyard featuring mature trees, flower beds, a concrete patio, and a cozy firepit, creating a private oasis for relaxation and gathering. Easy Access Whitemud

Built in 1986

### Essential Information

MLS® # E4457672

Price \$565,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,174                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4324 33 Street |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1B5        |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, Skylight |
| Parking   | Double Garage Attached                                           |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 3                    |
| 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 September 16th, 2025 at 7:02am MDT