

## \$640,000 - 2908 44a Avenue, Edmonton

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MLS® #E4459921

**\$640,000**

4 Bedroom, 3.50 Bathroom, 2,234 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

RENOVATED AND MODERN 2200+ sq ft home in Larkspur! On entry, you are greeted by grand foyer and a striking spiral staircase leading to spacious living and dining areas. The sunken family room features a cozy gas fireplace, and the chef's kitchen boasts granite countertops, pantry, NEW CABINETRY, and NEW SS appliances. Upstairs, the luxurious primary suite includes a spacious bedroom, walk-in closet with MDF shelving, and spa-like ensuite with JACUZZI, and two additional bedrooms include a stylish 3pc bath. The FULLY FINISHED BASEMENT includes a 4pc bath, bedroom, spacious rec room, den, and living area. Additional features include MDF shelving in closets, FRESH PAINT, NEW BLINDS, NEWER FURNACE AND WATER TANK, and NEW FLOORING AND CARPET throughout the entire home. Set on a large lot with mature trees, deck, shed, oversized garage, and EXTENDED DRIVEWAY—move-in ready with modern upgrades throughout. Prime location near parks, golf course, schools, shopping, and transit.

Built in 1992

### Essential Information

MLS® # E4459921

Price \$640,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,234                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2908 44a Avenue |
| Area        | Edmonton        |
| Subdivision | Larkspur        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1G9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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, Public Transportation, Schools, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 39                   |
| Zoning         | Zone 30              |

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Listing information last updated on November 6th, 2025 at 6:17am MST