

## \$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 |
|----------|-------------|

|                   |   |
|-------------------|---|
| 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 | 12             |
| Zoning         | Zone 30        |

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Listing information last updated on June 16th, 2025 at 11:02pm MDT