

## \$566,000 - 2716 44a Avenue, Edmonton

MLS® #E4436365

**\$566,000**

6 Bedroom, 3.00 Bathroom, 1,133 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

For Sale - The stunning Bungalow Style Single Family Home with Over \$ 60,000 Renovation done recently with New Roof, New flooring, new counters, new cabinets New Paint, new Deck plus much more. This house comes with fully Finished Basement. This House Has total 5 Bedrooms and a Den. Plus 3 full Baths. Double Attatched Garage. Non-Smoker Home . Must View !!. Please note: some photos are virtually staged.

Built in 1996

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4436365               |
| Price          | \$566,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,133                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

Address 2716 44a Avenue



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Larkspur |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6T 1K1  |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

### School Information

|        |                      |
|--------|----------------------|
| Middle | Velma E Baker School |
|--------|----------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 30        |

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Listing information last updated on June 16th, 2025 at 6:32am MDT