

## \$369,900 - 3218 38 Avenue, Edmonton

MLS® #E4444262

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,387 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This complex of only 29 units is extremely well managed. These bungalow units rarely come up for sale so now is your chance to purchase so act quickly. This very well kept end unit condo is one of the largest units AT 1387 square feet featuring 2 bedrooms with the master having its own 4 piece bath ensuite. Main floor has a 3 piece bath as well with roughed in plumbing in the basement for a third one. Large well appointed kitchen with plenty of cupboard space and new stainless steel appliances. Bright and cheery eating area as well as a more formal dining space. Sliding glass doors to the a deck. Some windows have been replaced and there is a new furnace (April 25) and hot water tank. Basement is open for your development. Main floor laundry. Deck patio doors have roll shutters. 20 x 22 garage. A very quiet complex with shopping close by and easy freeway access. If you are 55 plus this unit would be a wonderful way to enjoy your retirement. A beautiful yard with no up keep! Do not miss this opportunity.

Built in 1991

### Essential Information

MLS® # E4444262

Price \$369,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,387             |
| Acres          | 0.00              |
| Year Built     | 1991              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3218 38 Avenue |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1J3        |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | R.V. Storage, Vinyl Windows |
| Parking Spaces | 4                           |
| Parking        | Double Garage Attached      |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Stories           | 1                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                              |
| Exterior Features | Golf Nearby, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 30         |
| Condo Fee      | \$514           |

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Listing information last updated on July 1st, 2025 at 12:17pm MDT