

## \$549,900 - 2865 41 Ave, Edmonton

MLS® #E4445971

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Fully Finished Basement with SEPARATE ENTERENCE AND SECOND KITCHEN.

Attention first time home buyers & investors!

Welcome to this 5-bedroom bilevel home located in beautiful and most desirable community LARKSPUR. The main floor offers 3 large bedrooms, living room and kitchen, dining. The house is fully renovated, new vinyl flooring, new paint, new kitchen, new countertops, new appliances etc. The basement is fully finished with two bedrooms, full bath and large living room AND SECOND KITCHEN with fireplace. Home also has a double attached garage and is close to schools, shopping Centre and walking distance to bus stop. Must see!

Built in 1998

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4445971      |
| Price          | \$549,900     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,202         |
| Acres          | 0.00          |
| Year Built     | 1998          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 2865 41 Ave |
| Area        | Edmonton    |
| Subdivision | Larkspur    |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6T 1M4     |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 30        |

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