

## \$549,900 - 2716 44a Avenue, Edmonton

MLS® #E4436365

**\$549,900**

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	\$549,900
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	51
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 10:18pm MDT