# \$619,000 - 4417 33 Street, Edmonton

MLS® #E4444195

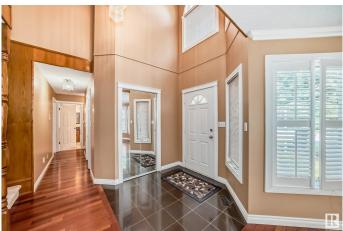
#### \$619,000

4 Bedroom, 3.00 Bathroom, 2,705 sqft Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this updated 2705 SQ FT house in Fountain Lake. Upon entry you will be greeted with a grand foyer and a gorgeous spiral staircase, which leads to a formal spacious living room and dining room. The main floor features an open layout with hardwood flooring. The kitchen has brand new stainless steel appliances, a nice size island with granite counters and large pantry. The sunken family room boasts a gas fireplace and built in shelving. The main floor is complete with a bedroom, full bathroom, and laundry. Upstairs features a large master bedroom with dual sinks, jacuzzi and walk-in closet. 2 additional bedrooms and an open loft complete the upper level. The large pie shaped lot includes a generous size back yard with a covered deck that can be used year-round. The home has an oversized double garage and an extra parking pad for RV or extra car. This property features a new roof (2014), 2 furnaces (replaced in 2017), newer windows (2017), large hot water tank (2022). The unfinished basement awaits







Built in 1990

#### **Essential Information**

MLS® #	E4444195
Price	\$619,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,705
Acres	0.00
Year Built	1990
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	4417 33 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1E9

## Amenities

Amenities	See Remarks
Parking	Double Garage Attached, RV Parking

## Interior

Interior Features Appliances	ensuite bathroom Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl						
Exterior Features	Cul-De-Sac,	Flat	Site,	Landscaped,	Playground	Nearby,	Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	June 25th, 2025

- Days on Market 4
- Zoning Zone 30

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Listing information last updated on June 29th, 2025 at 10:18am MDT