

\$445,000 - 2328 39 Avenue, Edmonton

MLS® #E4440408

\$445,000

4 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Spacious Family Home on a Huge Pie-Shaped Lot with Heated Garage & Future RV Parking!

Backs on endless walking trails and parks area, this beautifully maintained 3+1 bedrooms, 3.5 bathrooms. Home sits on a large 573 m² pie-shaped & offers everything your family needs. Fully finished basement, heated/insulated extra-large double detached garage, and potential RV parking. Enjoy morning coffee in the east-facing covered veranda and direct access to walking trails, watch your kids walk to school! Main floor offers a bright living room with bay window, spacious & sunny family room with vaulted ceilings & gas fireplace, kitchen with white cabinets, stainless steel appliances & tile flooring. Upstairs features a spacious primary bedroom with dual closets & renovated en-suite with air tub. Basement includes a 4th bedroom with fireplace and a large 4-pc bath with jetted tub and rec room to enjoy. Possibility of a Separate Entrance for Future Legal Suite. Close to parks, schools, shopping, Whitemud & Anthony Henday.

Built in 1994

Essential Information

MLS® # E4440408

Price \$445,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,550 |
| Acres | 0.00 |
| Year Built | 1994 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2328 39 Avenue |
| Area | Edmonton |
| Subdivision | Larkspur |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1K6 |

Amenities

| | |
|-----------|--|
| Amenities | Hot Water Natural Gas, No Smoking Home |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------|
| Elementary | Velma E. Baker School |
| Middle | Thelma Chalifoux School |
| High | South East High School |

Additional Information

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|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 30 |

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Listing information last updated on June 17th, 2025 at 6:32pm MDT