

\$819,900 - 3207 44 Avenue, Edmonton

MLS® #E4450034

\$819,900

5 Bedroom, 4.50 Bathroom, 2,226 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

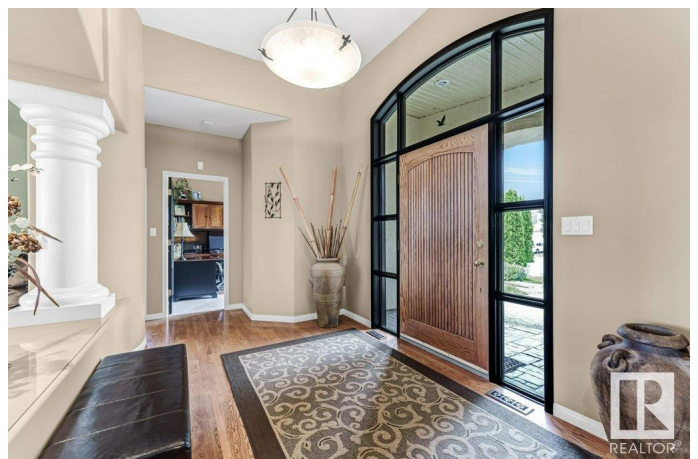
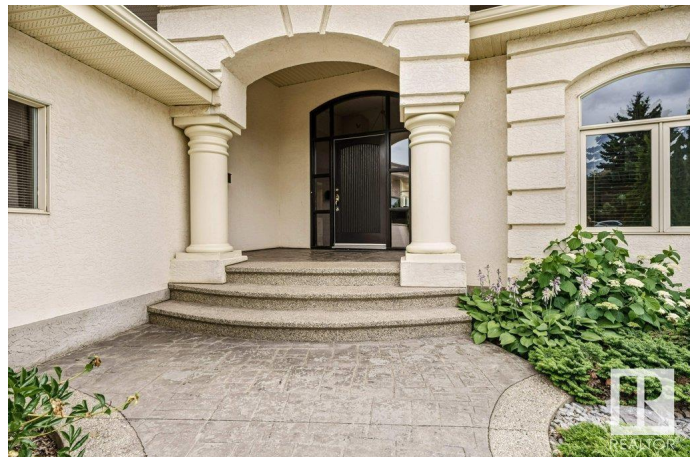
IMMACULATE CONDITION! This Stunning 2,225 sq ft Managen-built WALKOUT Bungalow sits on an expansive 11,093+ sq ft lot backing onto the Lake. No detail overlookedâ€”Central A/C, granite counters, and Rich Finishes throughout. The main floor features a Grand Foyer, elegant living room with Gas Fireplace, large kitchen with Island & bar seating, formal dining, and a sun-filled breakfast nook with Panoramic Lake Views and access to a covered deck. The mudroom offers storage galore plus sink. The spacious Primary Suite boasts a walk-in closet, luxurious 4-piece ensuite with soaker tub and makeup vanity. A second bedroom/office completes the level. The glass-railed staircase leads to a bright basement with 3 beds, 2 baths, Wet Bar, and Walkout to a Manicured, Park-Like yard. Additional features: HEATED insulated/drywalled garage, floor drain, heated floors (basement), 2 furnaces, 2 hot water tanks, built-in speakers, smart switches, gas BBQ line, stamped concrete, exposed aggregate, underground sprinklers & more!

Built in 1996

Essential Information

MLS® # E4450034

Price \$819,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 4.50 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,226 |
| Acres | 0.00 |
| Year Built | 1996 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3207 44 Avenue |
| Area | Edmonton |
| Subdivision | Larkspur |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1E9 |

Amenities

| | |
|---------------|--|
| Amenities | Air Conditioner, Deck, Patio, Walkout Basement, Wet Bar, See Remarks, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached, Heated, Insulated, Over Sized |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater, Wet Bar |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Airport Nearby, Backs Onto Lake, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------|
| Elementary | Velma E Baker School |
| Middle | Thelma Chalifoux School |
| High | Elder Dr Francis |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 28th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 30 |

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Listing information last updated on July 30th, 2025 at 1:18pm MDT