

Courtesy Of Jaz S Sandhu Of Royal LePage METRO

## \$515,900 - N/A, Edmonton

MLS® #E4451625

**\$515,900**

4 Bedroom, 3.00 Bathroom, 1,276 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this spacious and well-maintained bi-level home located in the highly desirable community of Larkspur! Solid built 2001 construction. The main level features three generous bedrooms, including a master bedroom with a private ensuite, a second full bathroom, a bright and spacious living room with a cozy gas fireplace, and a dedicated dining area perfect for family meals and entertaining. The fully finished basement includes a large bedroom, a second living area, and a storage room—ideal for extended family or guests. Enjoy the outdoors with a covered sun deck and a fully fenced backyard, perfect for kids, pets, or relaxing evenings. Additional features include stainless steel appliances, a double attached garage, and recent upgrades such as a new roof (3 years), new hot water tank (4 years), and fresh paint (2025). Located on a quiet street just blocks from schools and parks, this home also has no sidewalk so no snow removal responsibility from side walk , this is rare and convenient feature .

Built in 2001

### Essential Information

MLS® # E4451625

Price \$515,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,276                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Larkspur |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6T 1P2  |

### **Amenities**

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

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed August 7th, 2025

Days on Market 11

Zoning Zone 30

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Listing information last updated on August 17th, 2025 at 11:47pm MDT