

## \$489,900 - 4012 33a Street, Edmonton

MLS® #E4433934

**\$489,900**

5 Bedroom, 3.00 Bathroom, 1,337 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to family-friendly Larkspur! This 1337 SF bi-level offers a bright, open layout with vaulted ceilings and a spacious kitchen featuring a large island and full oak package. With 5 bedrooms and 3 full baths, there's a room for everyone – whether you're accommodating a growing family, working from home, or hosting guests. The fully finished basement with 9-foot ceilings provides added flexibility and comfort. Outside, enjoy mature landscaping, underground sprinklers, air conditioning, brand new shingles, and a low-maintenance yard with perennials, shrubs, and large trees. Set in a quiet closed-loop crescent just minutes from schools, parks, shopping, and major commuter routes, this well-maintained home combines function, location, and long-term potential. A perfect fit for buyers who need space, practicality, and access to everything the southeast has to offer.

Built in 2000

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433934  |
| Price      | \$489,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,337                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4012 33a Street |
| Area        | Edmonton        |
| Subdivision | Larkspur        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1P1         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Hot Water Natural Gas, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 49            |
| Zoning         | Zone 30       |

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Listing information last updated on June 20th, 2025 at 9:02am MDT