

\$599,700 - 3215 44 Avenue, Edmonton

MLS® #E4465802

\$599,700

6 Bedroom, 3.50 Bathroom, 2,145 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Live the Good Life in Larkspur! This exceptional home is in a quiet cul-de-sac close to schools, shopping, golf, & Whitemud Dr. The south-facing backyard offers a gorgeous Lake view! Enjoy peaceful scenery year-round. Inside, the bright layout features a formal family rm. hardwood floors, a living room with a gas fireplace, a beautifully updated kitchen with granite counters, JennAir cooktop with downdraft, built-in oven & a breakfast nook overlooking the water! The main floor laundry room features an Extra-Large W/D. Upstairs, a rare 4-bedroom layout, including a king-sized primary suite with triple-glazed windows, his-and-hers closets, & a spa-like ensuite. The fully finished 9' tall basement adds 2 more bedrooms (6 total), a full bath. Recently installed: a New High-Efficiency Furnace, On-Demand Hot Water, a Water Softener, & Plush Carpet. Outside, relax in your Hot-Tub & enjoy the view from the 2-tier deck, plus extra RV parking. Some pics virtually staged. Visit REALTOR® website for more info.

Built in 1992

Essential Information

MLS® # E4465802

Price \$599,700

Bedrooms 6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,145
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3215 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1E9

Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached, RV Parking
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 14th, 2025
Days on Market	2
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 16th, 2025 at 5:47am MST