

\$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

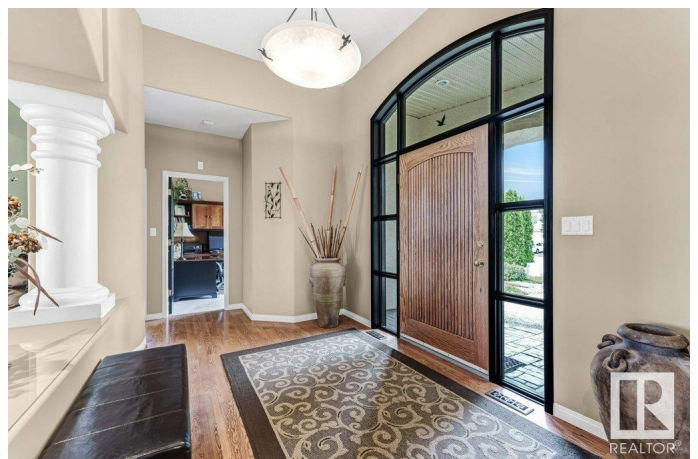
IMMACULATE CONDITION! This Stunning 2,225 sq ft Managen-built WALKOUT Bungalow sits on an expansive 11,093+ sq ft lot backing onto the Lake. No detail overlookedâ€”Central A/C, granite counters, and Rich Finishes throughout. The main floor features a Grand Foyer, elegant living room with Gas Fireplace, 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

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

Additional Information

Date Listed	July 28th, 2025
Days on Market	3
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 July 31st, 2025 at 2:33pm MDT