

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

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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

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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 1

Zoning Zone 30

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