

\$484,000 - 3016 41 Avenue, Edmonton

MLS® #E4429482

\$484,000

4 Bedroom, 3.00 Bathroom, 1,107 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Former Jayman show home in the sought after community of Larkspur! This well-maintained bi-level with insulated double attached garage offers over 2,000 sq. ft. of bright and inviting living space with 4 bedrooms, 3 full baths, and a fully finished basement—perfect for growing families or those who love to entertain. Recent updates provide peace of mind, including a newer high efficiency furnace (2019), deck (2021), shingles (2018), and updated plumbing (2022 — no Poly-B). Ideally located just minutes from schools, parks, shopping plazas, and with quick access to Whitemud Freeway. A fantastic opportunity to own a move-in-ready home in a prime location!

Built in 1996

Essential Information

MLS® #	E4429482
Price	\$484,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,107
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family



Style	Bi-Level
Status	Active

Community Information

Address	3016 41 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1L3

Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 7th, 2025
Days on Market	25
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 May 2nd, 2025 at 1:17am MDT