

# \$449,888 - 2936 41 Avenue, Edmonton

MLS® #E4437562

**\$449,888**

3 Bedroom, 3.00 Bathroom, 1,531 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this stunning home in the highly sought-after Larkspur community in The Meadows! Boasting over 1,530 square feet of stylish living space, this 3-bedroom, 4-bath gem is the perfect blend of comfort and functionality. From the moment you walk in, youâ€™ll be impressed by the soaring open ceilings and the bright, inviting layout. The main floor features beautiful laminate flooring, a spacious kitchen and living area, and large windows that offer scenic views of the green space behind. Step out into your oversized backyard, complete with a rear gate that opens directly onto the lush green spaceâ€”ideal for evening strolls or playtime with the kids. The fully finished basement adds even more versatile living space. Families will love the convenience of nearby schools that children can walk to, and being just minutes from two major shopping areas means everything you need is close by. Donâ€™t miss your chance to own a home in one of southeast Edmontonâ€™s most desirable neighborhoods!

Built in 1997

## Essential Information

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Price \$449,888



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,531
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2936 41 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1K5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs    Onto    Park/Trees,    Fenced,    Playground    Nearby,    Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	119
Zoning	Zone 30

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