

Courtesy Of Bernie Molzan Of MaxWell Progressive

## \$484,900 - 3138 40a Avenue, Edmonton

MLS® #E4428226

**\$484,900**

4 Bedroom, 2.50 Bathroom, 1,558 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Wonderfully maintained family home on great, quiet street. Bright and spacious floor plan. Fully finished basement has a family room and fourth bedroom. Tastefully decorated.

Built in 1999

### Essential Information

MLS® #	E4428226
Price	\$484,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,558
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3138 40a Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA



Province AB  
Postal Code T6T 1L4

### **Amenities**

Amenities Exterior Walls- 2"x6", Hot Water Natural Gas  
Parking Spaces 4  
Parking Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior Wood, Brick  
Exterior Features Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Brick  
Foundation Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 9  
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 April 6th, 2025 at 11:02am MDT