

# \$498,000 - 3044 44b Avenue, Edmonton

MLS® #E4432602

## \$498,000

3 Bedroom, 2.50 Bathroom, 2,100 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Better than new in Larkspur! This stunning corner-lot home has been beautifully updated from top to bottom with no detail overlooked. Recent upgrades include new flooring, windows, paint, high-efficiency furnace, garage door, and more. The kitchen is a chef’s dream with a farmhouse sink, high-end appliances, and modern finishes. Bathrooms have been completely renovated, including a spa-like ensuite off the spacious primary bedroom. You’ll love the large bedrooms, abundance of natural light, and the custom stamped concrete pad. The large yard is perfect for entertaining family and friends. Plus, enjoy easy access to shopping, transit, and scenic walking trails. This move-in ready gem is truly a must-see!

Built in 1990

### Essential Information

MLS® #	E4432602
Price	\$498,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.00



Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	3044 44b Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1G4

### **Amenities**

Amenities	Air Conditioner
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Velma E Baker School
------------	----------------------

Middle	Thelma Chalifoux School
High	Elder Dr Francis Whiskey J

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
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 25th, 2025 at 5:02pm MDT