

## **\$589,800 - 4074 33a Street, Edmonton**

MLS® #E4456788

**\$589,800**

4 Bedroom, 3.50 Bathroom, 1,871 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to your dream home in the heart of Larkspur! This well-maintained 4-bedroom, 3.5-bathroom property in Fountain Lake offers over 2,645 sq ft of total finished living space, incl. WALK-OUT BASEMENT! The open-concept main level features a living room w/ gas fireplace & panel windows. The adjacent dining area offers direct access to a spacious 2-tier deck overlooking a private yard. The chef's kitchen boasts classic oak cabinetry, granite countertops & walk-in pantry! SELLER OFFERS \$1500 FOR A NEW FRIDGE AND STOVE! Upstairs features a BONUS ROOM, 3 generously sized bedrooms incl. a primary suite w/ 4-piece ensuite & walk-in closet. 2 add. bedrooms, full 4-piece bath & laundry. The FULLY FINISHED WALK-OUT BASEMENT w/ SEPARATE ENTRANCE offers a 4th bedroom, full bath & recreation room! Mature Poplar Trees line the fully fenced backyard! SELLER OFFERS \$4,300 Carpet credit! BRAND NEW SHINGLES in 2025! Recent \$10K worth of maintenance recently done. ROUGHED IN FOR SECOND KITCHEN DEVELOPMENT IN BASEMENT!

Built in 2002

### **Essential Information**

MLS® #

E4456788



|                |                        |
|----------------|------------------------|
| Price          | \$589,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,871                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4074 33a Street |
| Area        | Edmonton        |
| Subdivision | Larkspur        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1R4         |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Closet Organizers, Deck |
| Parking Spaces | 4                       |
| Parking        | Double Garage Attached  |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                     |
| Fireplace         | Yes                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                 |
| Stories           | 3                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                   |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                                   |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Velma E. Baker School   |
| Middle     | Thelma Chalifoux School |
| High       | J. Percy Page School    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 30             |

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Listing information last updated on September 17th, 2025 at 3:17am MDT