

## \$449,900 - 2841 41 Avenue, Edmonton

MLS® #E4465561

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,624 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this lovely, spacious, and well-maintained home that's ready for you to move in and make your own! Featuring over 1,500 sq. ft. of comfortable living space, this 3-bedroom, 3-bath beauty boasts a fenced south-facing yard and large deck—perfect for summer BBQs and relaxing evenings. The impressive 2-storey foyer sets the tone, opening to a bright, open-concept main floor ideal for entertaining or enjoying quality family time. The large kitchen flows seamlessly into the dining and living areas, with convenient main-floor laundry. Upstairs, the generous primary suite offers a walk-in closet, a second double closet, and a luxurious 5-piece ensuite with dual sinks, shower, and jet tub. Two additional bedrooms and a full bath complete the upper level. The undeveloped insulated basement—with rough-in for a 4th bath—provides endless potential for a future bedroom, rec room, or office. Add in a double attached garage and updates including a new hot water tank and renovated bedroom—Priced to sell!

Built in 1999

### Essential Information

MLS® # E4465561

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,624                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2841 41 Avenue |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1M4        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, See Remarks                  |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories           | 2                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                           |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                             |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 30             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on November 16th, 2025 at 5:47pm MST