

# \$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 chefâ€™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. Youâ€™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 | 7                |
| Zoning         | Zone 30          |

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Listing information last updated on May 1st, 2025 at 12:02am MDT