

## \$729,000 - 4356 31 Street, Edmonton

MLS® #E4449751

**\$729,000**

5 Bedroom, 3.50 Bathroom, 2,499 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Fantastic family home located on a nearly 10,000 sq ft lot with sunny West exposure and backing onto lake. Open floor plan with vaulted ceilings in the living and dining room. Huge primary bedroom with large 4 piece ensuite. 4 bedrooms up plus 1 bedroom on main. Fully finished walk out basement with a den, large family/living room and second kitchen. Large covered deck with great view of the lake. High efficiency furnace, air conditioning. Extremely well maintained inside and out. A rare find. For more details please visit the REALTOR®'s Website.

Built in 1992

### Essential Information

MLS® #	E4449751
Price	\$729,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,499
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
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### Community Information

Address	4356 31 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1C2

### Amenities

Amenities	Air Conditioner, Deck, Patio, Vaulted Ceiling, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Waterfront Property
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Velma E.B/St. Kateri
Middle	Thelma C/Father Michael
High	Elder Dr. F/Austin O

### Additional Information

Date Listed July 25th, 2025

Days on Market 2

Zoning Zone 30

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