

\$479,997 - 3308 42a Avenue, Edmonton

MLS® #E4451826

\$479,997

5 Bedroom, 3.00 Bathroom, 1,395 sqft
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Nestled on a quiet loop in the desirable community of Larkspur, this custom bungalow offers nearly 1,400 sq ft of well-designed living space with thoughtful features throughout. The bright main floor boasts vaulted ceilings, slate and laminate flooring, a spacious living/dining area, and a country-style kitchen with oak cabinetry, quality appliances, and a bay window overlooking the yard. You'll find three generous bedrooms, including a primary suite with a 3-piece ensuite, plus a main bath with relaxing Jacuzzi tub. The fully finished basement adds two more bedrooms, a large family room, another Jacuzzi bath, and a spacious laundry room.

Built in 1986

Essential Information

MLS® #	E4451826
Price	\$479,997
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

Community Information

Address	3308 42a Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1E5

Amenities

Amenities	Hot Water Natural Gas, Skylight
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	47
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 September 23rd, 2025 at 3:17pm MDT