

## \$724,500 - 2863 44 Avenue, Edmonton

MLS® #E4439380

**\$724,500**

7 Bedroom, 3.50 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Tucked into a quiet cul-de-sac on nearly a ¼-ACRE LOT, this 7-bedroom, 4-bath home offers over 3,000 sq. ft. of stylishly updated space and one of the most SPECTACULAR BACKYARDS in the city. Recent upgrades include NEW WINDOWS throughout, vinyl plank flooring, fresh paint, a renovated kitchen with QUARTZ counters and stainless appliances, and new exterior doors. Enjoy a heated oversized garage, ZERO-MAINTENANCE DECK with privacy panels, professional landscaping with multiple zones, a powered shed, and pear and apple trees. Inside features UPSTAIRS LAUNDRY, wet bar, CENTRAL A/C, and a spacious primary suite with SOAKER TUB. Roof and furnace are newer. Located in the catchment for two of Edmonton's NEWEST SCHOOLS—Francis Whiskeyjack and Thelma Chalifoux—and steps to trails, shopping, parks, a lake, and minutes to Whitemud and the Meadows Rec Centre.

Built in 1994

### Essential Information

MLS® #	E4439380
Price	\$724,500
Bedrooms	7
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,304
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2863 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1G9

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped,

Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Velma E. Baker/St. Kateri
Middle	Thelma Chalifoux/Fr. Troy
High	Whiskeyjack/O' Brian

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	56
Zoning	Zone 30

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