

\$640,000 - 2908 44a Avenue, Edmonton

MLS® #E4459921

\$640,000

4 Bedroom, 3.50 Bathroom, 2,234 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

RENOVATED AND MODERN 2200+ sq ft home in Larkspur! On entry, you are greeted by grand foyer and a striking spiral staircase leading to spacious living and dining areas. The sunken family room features a cozy gas fireplace, and the chef's kitchen boasts granite countertops, pantry, NEW CABINETRY, and NEW SS appliances. Upstairs, the luxurious primary suite includes a spacious bedroom, walk-in closet with MDF shelving, and spa-like ensuite with JACUZZI, and two additional bedrooms include a stylish 3pc bath. The FULLY FINISHED BASEMENT includes a 4pc bath, bedroom, spacious rec room, den, and living area. Additional features include MDF shelving in closets, FRESH PAINT, NEW BLINDS, NEWER FURNACE AND WATER TANK, and NEW FLOORING AND CARPET throughout the entire home. Set on a large lot with mature trees, deck, shed, oversized garage, and EXTENDED DRIVEWAY—move-in ready with modern upgrades throughout. Prime location near parks, golf course, schools, shopping, and transit.

Built in 1992

Essential Information

MLS® # E4459921

Price \$640,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,234
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2908 44a Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1G9

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Treed Lot, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 28th, 2025
Days on Market	12
Zoning	Zone 30

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