

## \$469,888 - 2936 41 Avenue, Edmonton

MLS® #E4437562

**\$469,888**

3 Bedroom, 3.00 Bathroom, 1,531 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this stunning home in the highly sought-after Larkspur community in The Meadows! Boasting over 1,530 square feet of stylish living space, this 3-bedroom, 4-bath gem is the perfect blend of comfort and functionality. From the moment you walk in, you'll be impressed by the soaring open ceilings and the bright, inviting layout. The main floor features beautiful laminate flooring, a spacious kitchen and living area, and large windows that offer scenic views of the green space behind. Step out into your oversized backyard, complete with a rear gate that opens directly onto the lush green space—ideal for evening strolls or playtime with the kids. The fully finished basement adds even more versatile living space. Families will love the convenience of nearby schools that children can walk to, and being just minutes from two major shopping areas means everything you need is close by. Don't miss your chance to own a home in one of southeast Edmonton's most desirable neighborhoods!

Built in 1997

### Essential Information

MLS® # E4437562

Price \$469,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,531                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2936 41 Avenue |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1K5        |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Vaulted Ceiling |
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached                          |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 3                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Backs    Onto    Park/Trees,    Fenced,    Playground    Nearby,    Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 100            |
| 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 August 29th, 2025 at 3:02am MDT