

Courtesy Of Ken Kunkel Of Park Realty

# \$515,000 - 2820 40a Avenue, Edmonton

MLS® #E4427412

**\$515,000**

4 Bedroom, 2.50 Bathroom, 1,490 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this stunning home in Larkspur—an updated, fully finished two-storey that’s move-in ready and full of charm. With nearly 1,500 sq/ft, plus a finished basement, this home offers 4 bedrooms, 2.5 bathrooms, and plenty of space for the whole family. The main floor has a bright, open layout with a gorgeous kitchen featuring white cabinets, butcher block counters, and a big island with bar seating. There’s even a custom coffee bar. The living room is cozy and filled with natural light, complete with a fireplace for those relaxing nights in. Upstairs, you’ll find three spacious bedrooms, including a primary suite with a walk-in closet and ensuite. Downstairs, the finished basement adds a 4th bedroom, rec space, bathroom rough-in, and extra storage. You’ll also love the heated double attached garage—a rare find and perfect for our winters. Outside, enjoy two private decks—one in the front for quiet mornings and one in the backyard for entertaining. Tucked on a quiet street close to parks & schools.

Built in 1998

## Essential Information

MLS® #	E4427412
Price	\$515,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,490
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2820 40a Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1L7

### **Amenities**

Amenities	Air Conditioner, Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Heated

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping  
Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 25th, 2025  
Days on Market 11  
Zoning Zone 30

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