

## \$738,300 - 2863 44 Avenue, Edmonton

MLS® #E4439380

**\$738,300**

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     | \$738,300 |
| 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 | 17             |
| Zoning         | Zone 30        |

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Listing information last updated on June 16th, 2025 at 8:02pm MDT