

## \$539,900 - 2865 41 Ave, Edmonton

MLS® #E4445971

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Fully Finished Basement with SEPARATE ENTERENCE AND SECOND KITCHEN.

Attention first time home buyers & investors!

Welcome to this 5-bedroom bilevel home located in beautiful and most desirable community LARKSPUR. The main floor offers 3 large bedrooms, living room and kitchen, dining. The house is fully renovated, new vinyl flooring, new paint, new kitchen, new countertops, new appliances etc. The basement is fully finished with two bedrooms, full bath and large living room AND SECOND KITCHEN with fireplace. Home also has a double attached garage and is close to schools, shopping Centre and walking distance to bus stop. Must see!

Built in 1998

### Essential Information

MLS® #	E4445971
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,202
Acres	0.00
Year Built	1998
Type	Single Family



Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	2865 41 Ave
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1M4

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	5
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 July 9th, 2025 at 12:03pm MDT