

Courtesy Of Bernie Molzan Of MaxWell Progressive

\$484,900 - 3138 40a Avenue, Edmonton

MLS® #E4428226

\$484,900

4 Bedroom, 2.50 Bathroom, 1,558 sqft
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Wonderfully maintained family home on great, quiet street. Bright and spacious floor plan. Fully finished basement has a family room and fourth bedroom. Tastefully decorated.

Built in 1999

Essential Information

MLS® #	E4428226
Price	\$484,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,558
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3138 40a Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA



Province AB
Postal Code T6T 1L4

Amenities

Amenities Exterior Walls- 2"x6", Hot Water Natural Gas
Parking Spaces 4
Parking Double Garage Attached

Interior

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

Exterior

Exterior Wood, Brick
Exterior Features Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Brick
Foundation Concrete Perimeter

School Information

Elementary Velma E. Baker School
Middle Thelma Chalifoux School
High Elder Dr. Francis Whiskeyj

Additional Information

Date Listed March 28th, 2025
Days on Market 10
Zoning Zone 30

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Listing information last updated on April 7th, 2025 at 1:02am MDT