

# \$669,900 - 3004 41 Avenue, Edmonton

MLS® #E4455734

## \$669,900

3 Bedroom, 3.00 Bathroom, 1,954 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Step into this stunning, nearly new home loaded with maple hardwood flooring, maple railings & spindles, and maple kitchen & bath cabinets. Every room is spacious and inviting, with an oversized kitchen perfect for family gatherings and entertaining. Features youâ€™ll love: Vaulted ceilings & California knockdown ceilings. Open and airy floor plan for seamless living. Finished basement lower with 9-foot ceilings, two separate entries (garage & side), and six+ windows â€” perfect for lot of sunlight. Located just steps from the park and public elementary school, this home makes it easy to watch your children walk safely to school. Enjoy beautiful decor throughout in a home that truly combines style, space, and convenience.



Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455734  |
| Price          | \$669,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,954     |
| Acres          | 0.00      |
| Year Built     | 2004      |

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

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3004 41 Avenue |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1K5        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | ensuite bathroom                                      |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                             |
| Stories           | 2                                                     |
| Has Basement      | Yes                                                   |
| Basement          | Full, Finished                                        |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Stone, Vinyl    |
| Exterior Features | Park/Reserve, Schools |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Stone, Vinyl    |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 30             |

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Listing information last updated on September 7th, 2025 at 2:17pm MDT