

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 12  
Zoning Zone 30

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Listing information last updated on April 6th, 2025 at 6:32pm MDT