

## \$549,900 - 2812 40a Avenue, Edmonton

MLS® #E4456251

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,236 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Fully Renovated Bi-Level Home with Modern Upgrades in Larkspur. This beautifully updated bi-level home offers a modern kitchen, with sleek waterfall countertops, high-end appliances, Custom closets, Luxury vinyl planks, Oversized Garage and a spacious eating area that opens to a raised deck—perfect for outdoor entertaining. Upstairs, 3 generous bedrooms and 2 fully renovated bathrooms, combining comfort and contemporary style. The cozy living room provides a warm, inviting space for relaxation. Additional features include a double attached garage, well-maintained landscaping, and a concrete pathway leading to the fully fenced backyard, ensuring privacy and easy access from both sides. Central air conditioning adds comfort year-round. The finished basement is a standout, with a large rec room and fireplace, 2 additional bedrooms, a full bath, and a storage room. With a prime location near shopping, schools, and the Whitemud, this home offers both convenience and charm.

Built in 1999

### Essential Information

MLS® # E4456251

Price \$549,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,236                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2812 40a Avenue |
| Area        | Edmonton        |
| Subdivision | Larkspur        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1L7         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner                    |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Finished                                                                                                            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### Additional Information

Date Listed September 5th, 2025

Days on Market 13

Zoning Zone 30

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