

## \$459,000 - 3020 43 Avenue, Edmonton

MLS® #E4447496

**\$459,000**

4 Bedroom, 3.00 Bathroom, 1,183 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Beautiful home with a Fountain Lake view! Recently updated, over 2200 sq ft of living space, fully finished 4 level split with Double attached garage. Main floor boasting a large living and dining room, kitchen with updated cabinets, Brand New Stove, newer fridge and microwave (2020). Upstairs offers a spacious primary bedroom with walk-in closet, 4PC ensuite. Two other good sized bedrooms and 4PC bath completes the upper floor. Lower level offers a 4th bedroom with 4PC ensuite and a family room. Basement is finished with large Rec room that easily can be converted to additional bedrooms. The house is freshly painted, Brand new toilets, new flooring in two bathrooms, laminate flooring throughout. Roof 2018, Furnace 2009 and serviced in 2024, windows mostly updated, maintenance free composite deck on the private yard with a lake view. The Laundry Pure system is installed for the best laundry experience. Perfect location, close to schools, parks, playground, shopping and easy access to the Whitemud.

Built in 1985

### Essential Information

MLS® # E4447496

Price \$459,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,183                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3020 43 Avenue |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1C6        |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 30         |

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