

## \$819,900 - 3207 44 Avenue, Edmonton

MLS® #E4450034

**\$819,900**

5 Bedroom, 4.50 Bathroom, 2,226 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

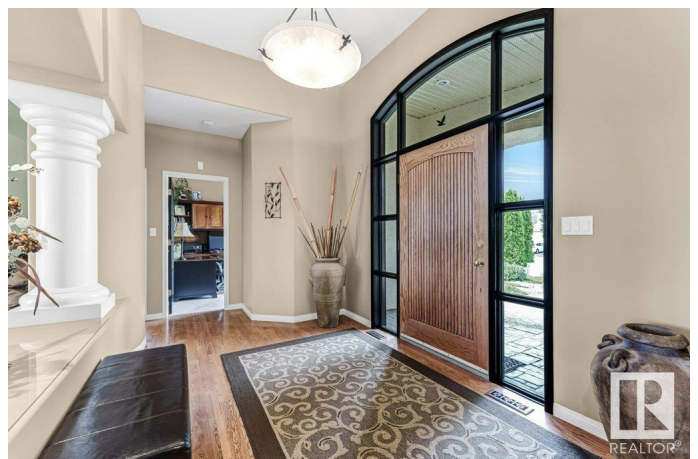
IMMACULATE CONDITION! This Stunning 2,225 sq ft Managen-built WALKOUT Bungalow sits on an expansive 11,093+ sq ft lot backing onto the Lake. No detail overlooked—Central A/C, granite counters, and Rich Finishes throughout. The main floor features a Grand Foyer, elegant living room with Gas Fireplace, large kitchen with Island & bar seating, formal dining, and a sun-filled breakfast nook with Panoramic Lake Views and access to a covered deck. The mudroom offers storage galore plus sink. The spacious Primary Suite boasts a walk-in closet, luxurious 4-piece ensuite with soaker tub and makeup vanity. A second bedroom/office completes the level. The glass-railed staircase leads to a bright basement with 3 beds, 2 baths, Wet Bar, and Walkout to a Manicured, Park-Like yard. Additional features: HEATED insulated/drywalled garage, floor drain, heated floors (basement), 2 furnaces, 2 hot water tanks, built-in speakers, smart switches, gas BBQ line, stamped concrete, exposed aggregate, underground sprinklers & more!

Built in 1996

### Essential Information

MLS® # E4450034

Price \$819,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,226                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3207 44 Avenue |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1E9        |

### Amenities

|               |                                                                                              |
|---------------|----------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Deck, Patio, Walkout Basement, Wet Bar, See Remarks, Natural Gas BBQ Hookup |
| Parking       | Double Garage Attached, Heated, Insulated, Over Sized                                        |
| Is Waterfront | Yes                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater, Wet Bar |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                          |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                                                               |

**Exterior**

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                  |
| Exterior Features | Airport Nearby, Backs Onto Lake, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                              |
| Construction      | Wood, Stucco                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                            |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Velma E Baker School    |
| Middle     | Thelma Chalifoux School |
| High       | Elder Dr Francis        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 30         |

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Listing information last updated on August 2nd, 2025 at 10:47am MDT