

\$399,999 - 3319 44b Avenue, Edmonton

MLS® #E4436738

\$399,999

3 Bedroom, 2.00 Bathroom, 1,586 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

RARE FIND! Bungalow on a HUGE pie-shaped lot in a QUIET CUL-DE-SAC in The Meadows. This 3-bedroom, 2-bath home offers a great layout with a 3-piece ensuite off the primary bedroom, a spacious DOUBLE ATTACHED GARAGE, NEWER shingles (2021), and a cozy PATIO perfect for outdoor gatherings. With a little TLC, this charming home can truly shine. It's clean, shows well, and sits on one of the best lots in the area - offering tons of potential for future landscaping or outdoor living upgrades. Close to schools, shopping, parks, and transit.

Built in 1991

Essential Information

MLS® #	E4436738
Price	\$399,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,586
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



Community Information

Address	3319 44b Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1E8

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Paved Lane, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 15th, 2025
Days on Market	1
Zoning	Zone 30

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