# \$619,000 - 4417 33 Street, Edmonton

MLS® #E4444195

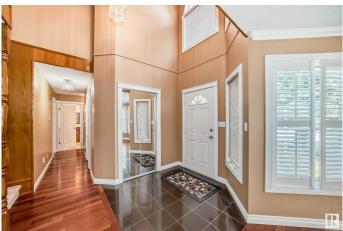
#### \$619,000

4 Bedroom, 3.00 Bathroom, 2,705 sqft Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this updated 2705 SQ FT house in Fountain Lake. Upon entry you will be greeted with a grand foyer and a gorgeous spiral staircase, which leads to a formal spacious living room and dining room. The main floor features an open layout with hardwood flooring. The kitchen has brand new stainless steel appliances, a nice size island with granite counters and large pantry. The sunken family room boasts a gas fireplace and built in shelving. The main floor is complete with a bedroom, full bathroom, and laundry. Upstairs features a large master bedroom with dual sinks, jacuzzi and walk-in closet. 2 additional bedrooms and an open loft complete the upper level. The large pie shaped lot includes a generous size back yard with a covered deck that can be used year-round. The home has an oversized double garage and an extra parking pad for RV or extra car. This property features a new roof (2014), 2 furnaces (replaced in 2017), newer windows (2017), large hot water tank (2022). The unfinished basement awaits







Built in 1990

#### **Essential Information**

| MLS® # | E4444195  |
|--------|-----------|
| Price  | \$619,000 |

| Bedrooms       | 4                      |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,705                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 4417 33 Street |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1E9        |

## Amenities

| Amenities | See Remarks                        |
|-----------|------------------------------------|
| Parking   | Double Garage Attached, RV Parking |

## Interior

| Interior Features<br>Appliances | ensuite bathroom<br>Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan,<br>Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems,<br>Washer, See Remarks |
|---------------------------------|---|
| Heating                         | Forced Air-2, Natural Gas   |
| Fireplace                       | Yes   |
| Fireplaces                      | Tile Surround   |
| Stories                         | 2   |
| Has Basement                    | Yes   |
| Basement                        | Full, Unfinished  |
|                                 |   |

### Exterior

| Exterior          | Wood, Vinyl |      |       |             |            |         |        |
|-------------------|-------------|------|-------|-------------|------------|---------|--------|
| Exterior Features | Cul-De-Sac, | Flat | Site, | Landscaped, | Playground | Nearby, | Public |

|              | Transportation, Schools, Shopping Nearby, See Remarks |
|--------------|---|
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Vinyl   |
| Foundation   | Concrete Perimeter                                    |

#### **Additional Information**

| Date Listed | June 25th, 2025 |
|-------------|-----------------|
|             |                 |

- Days on Market 6
- Zoning Zone 30

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Listing information last updated on July 1st, 2025 at 2:47am MDT