

\$615,000 - 2715 44a Avenue, Edmonton

MLS® #E4450580

\$615,000

5 Bedroom, 2.50 Bathroom, 2,372 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Beautifully maintained 2-storey home nestled in a quiet Larkspur cul-de-sac. Offering over 3400 sqft of total living space, including a fully finished basement, this property is ideal for large families or those who love to entertain. Features include 5 spacious bedrooms, 2.5 bathrooms, two generous living rooms, and a chef-style kitchen with ample cabinetry and counter space. Basement Finished include a large Family/Recreation Room, Laundry room & 1 Bedroom. The oversized double attached garage provides plenty of room for vehicles and storage. There is an option to move the laundry to the second floor for added convenience. Located just minutes from Tamarack Shopping Centre on 17th Street and close to schools, parks, and transit – this home combines peaceful living with accessibility to key amenities. An exceptional opportunity to own in one of Edmonton's most welcoming communities – come see what makes this home so special.

Built in 1997

Essential Information

MLS® #	E4450580
Price	\$615,000
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,372
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2715 44a Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1K2

Amenities

Amenities	Air Conditioner, Detectors Smoke, See Remarks
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	80
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 12:47am MDT