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

MLS® #E4444195

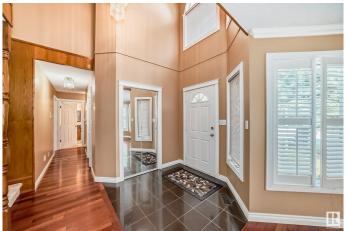
## \$619,000

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

Type 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 ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems,

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 10

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 July 5th, 2025 at 4:02am MDT