

# \$549,900 - 2812 40a Avenue, Edmonton

MLS® #E4461459

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,236 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Fully Renovated Bi-Level Home with Modern Upgrades in Larkspur. This beautifully updated bi-level home offers a modern kitchen with sleek waterfall countertops, high-end appliances, and a spacious eating area that opens to a raised deck—perfect for outdoor entertaining. Upstairs, you'll find 3 generous bedrooms and 2 fully renovated bathrooms, combining comfort and contemporary style. The cozy living room provides a warm, inviting space for relaxation. Additional features include a double attached garage, well-maintained landscaping, and a concrete pathway leading to the fully fenced backyard, ensuring privacy and easy access from both sides. Central air conditioning adds comfort year-round. The finished basement is a standout, with a large rec room and fireplace, 2 additional bedrooms, a full bath, and a storage room. With a prime location near shopping, schools, and the Whitemud Freeway, this home offers both convenience and charm. You'll be impressed by the quality and attention to details throughout!

Built in 1999

## Essential Information

MLS® #	E4461459
Price	\$549,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,236
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	2812 40a Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1L7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 9th, 2025
Days on Market	13
Zoning	Zone 30

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