Courtesy Of Mani Bagga Of Royal Lepage Magna

$569,900 - 4074 33a Street, Edmonton

MLS® #E4456788

$569,900
4 Bedroom, 3.50 Bathroom, 1,871 sqft
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to your dream home in the heart of Larkspur! This well-maintained 4-bedroom, 3.5-bathroom property in Fountain Lake offers over 2,645 sq ft of total finished living space, incl. WALK-OUT BASEMENT! The open-concept main level features a living room w/ gas fireplace & panel windows. The adjacent dining area offers direct access to a spacious 2-tier deck overlooking a private yard.The chefâ€™s kitchen boasts classic oak cabinetry, granite countertops & walk-in pantry!Upstairs features a BONUS ROOM, 3 generously sized bedrooms incl. a primary suite w/ 4-piece ensuite & walk-in closet. 2 add. bedrooms, full 4-piece bath & laundry.The FULLY FINISHED WALK-OUT BASEMENT w/ SEPARATE ENTRANCE offers a 4th bedroom, full bath & recreation room! Mature Poplar Trees line the fully fenced backyard! BRAND NEW SHINGLES in 2025! Recent $10K worth of maintenance recently done. ROUGHED IN FOR SECOND KITCHEN DEVELOPMENT IN BASEMENT!

Built in 2002

Essential Information

MLS® #	E4456788
Price	$569,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,871
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4074 33a Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1R4

Amenities

Amenities	Closet Organizers, Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Velma E. Baker School
Middle	Thelma Chalifoux School
High	J. Percy Page School

Additional Information

Date Listed	September 8th, 2025
Days on Market	58
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on November 5th, 2025 at 2:17am MST