

## \$419,700 - 4137 33a Street, Edmonton

MLS® #E4429504

**\$419,700**

3 Bedroom, 2.50 Bathroom, 1,252 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome home to this sought-after 1251 sq.ft. Jayman-built bungalow in the desirable community of Larkspur. Nestled in a quiet, family-friendly neighborhood, of Larkspur. This home features an open, warm layout ideal for daily living and entertaining. The spacious kitchen includes oak cabinetry, upgraded appliances, a raised breakfast bar, and a pantry. Unwind in the master bedroom complete with a deluxe 4-piece Jacuzzi ensuite. The versatile front den, currently a second bedroom, easily converts into an office or flex space. The basement offers additional space with two bedrooms, a full bath, and a nearly finished rec room. Outside, the generously sized, fully landscaped yard provides room for family enjoyment. The oversized 24x26 garage has 240v wiring, a 60-amp panel, and dual overhead doors—perfect for hobbies or extra storage. Ideally situated close to amenities, schools, and parks, this bungalow offers exceptional comfort, convenience, and charm in a prime location. Don't miss this opportunity!

Built in 2001

### Essential Information

MLS® #	E4429504
Price	\$419,700



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,252
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4137 33a Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1R4

### **Amenities**

Amenities	No Smoking Home
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 7th, 2025

Days on Market 8

Zoning Zone 30

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