

## \$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	5
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 June 30th, 2025 at 10:02am MDT