# \$729,000 - 4356 31 Street, Edmonton

MLS® #E4449751

#### \$729,000

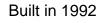
5 Bedroom, 3.50 Bathroom, 2,499 sqft Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Fantastic family home located on a nearly 10,000 sq ft lot with sunny West exposure and backing onto lake. Open floor plan with vaulted ceilings in the living and dining room. Huge primary bedroom with large 4 piece ensuite. 4 bedrooms up plus 1 bedroom on main. Fully finished walk out basement with a den, large family/living room and second kitchen. Large covered deck with great view of the lake. High efficiency furnace, air conditioning. Extremely well maintained inside and out. A rare find. For more details please visit the REALTORâ€<sup>™</sup>s® Website.







#### **Essential Information**

MLS® #	E4449751
Price	\$729,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,499
Acres	0.00
Year Built	1992
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
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# **Community Information**

Address	4356 31 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1C2

### Amenities

Amenities	Air Conditioner, Deck, Patio, Vaulted Ceiling, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

## Interior

Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,	
	Refrigerator, Stove-Electric, Washer, Window Coverings	
Heating	Forced Air-1, Natural Gas	
Stories	3	
Has Basement	Yes	
Basement	Full, Finished	

## Exterior

Exterior	Wood, Brick, Vinyl	
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools,	
	Shopping Nearby, Waterfront Property	
Roof	Asphalt Shingles	
Construction	Wood, Brick, Vinyl	
Foundation	Concrete Perimeter	

#### **School Information**

Elementary	Velma E.B/St. Kateri
Middle	Thelma C/Father Michael
High	Elder Dr. F/Austin O

#### **Additional Information**

Date Listed July 25th, 2025

6

Days on Market

Zoning Zone 30

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Listing information last updated on July 31st, 2025 at 1:47am MDT