

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

MLS® #E4456251

\$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, Custom closets, Luxury vinyl planks, Oversized Garage and a spacious eating area that opens to a raised deck—perfect for outdoor entertaining. Upstairs, 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, this home offers both convenience and charm.

Built in 1999

Essential Information

MLS® # E4456251

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	Air Conditioner
Parking	Double Garage Attached, Over Sized

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 5th, 2025

Days on Market 7

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 September 12th, 2025 at 4:02am MDT