

## \$474,900 - 4441 32 Street, Edmonton

MLS® #E4450673

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Amazing value in this well maintained 4 level split in the family friendly community of Larkspur. This 3 bedroom, 2.5 bathroom home offers plenty of room for a growing family. With great curb appeal this home really stands out with so much to offer, including a massive backyard and large gardening area. As you enter the home you'll notice a huge living space with lots of natural light, leading into the dining room and kitchen. Upstairs features the primary bedroom with a 5 piece ensuite, 2 nice sized bedrooms, and a 4 piece bathroom. The fully finished lower level includes a large family room with gas fire place, laundry room, an additional bathroom and a flex room. The finished basement is large and open perfect for a play area or recreation room and loads of storage space. Newly updated fence, insulation, garage door opener, fridge, dishwasher, and microwave. Within walking distance to schools, shopping, restaurants, parks and playgrounds, ideal location and priced to sell.

Built in 1989

### Essential Information

MLS® # E4450673

Price \$474,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4441 32 Street |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1G5        |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Front Porch, See Remarks |
| Parking   | Double Garage Attached                                       |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                        |
| Fireplaces        | Insert                                                                                                                                                                                                     |
| Stories           | 4                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 30         |

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Listing information last updated on August 20th, 2025 at 6:47pm MDT