



**Edmonton**  
2844 40B AV NW

**Larkspur LP: \$474,900**  
T6T 1L8 SP: 

**Listing ID #** E4474349  
**Building Type** Detached Single Family  
**Style** 2 Storey  
**Year Built** 1998  
**Full Baths** 2  
**Half Baths** 1  
**Total Baths** 2.1  
**Tot Flr AG SqFt** 1,528.92

**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 3  
**Basement** Full  
**Basement Dev** Fully Finished  
**Tot Flr AG SqM** 142.04

**ACTIVE**

Welcome to this lovingly maintained 2-storey home in Larkspur! Upon entry you're greeted by an impressive entryway with tall ceilings and the warmth of hardwood flooring. This wonderful family home has an open concept kitchen and living area - which is perfect for entertaining! The kitchen island with seating is another bonus, adding functionality, storage, and more counter space. The main floor is completed with an updated 2-piece bath and MAIN FLOOR LAUNDRY! Upstairs you'll find the primary suite featuring double closets and a lovely 3-piece ensuite bath. Two more bedrooms and a full 4-piece bath top off the upper level. The basement is fully finished with an incredible rec area and tons of extra storage. The attached double garage will keep your vehicles out of the elements! The front yard has a nice deck to catch the sun and sip your morning coffee, and the refreshed back deck is perfect for those summer evening bbqs! This home has been well kept, has a manicured yard, and is in a fantastic location!

**Directions**

Living Room	4.76 x 5.43	M	Bedroom 3	3.35 x 2.68	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.32 x 2.25	M	Bedroom 4			1	2	M	No	Main		
Kitchen	3.32 x 3.79	M	Laundry Room	2.32 x 2.62	M	2	4	U	No	Upper		
Family Room			Recreation Room	7.25 x 9.18	B	3	3	U	Yes	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.11 x 3.87	U				6				Tot Flr AG	142.04	1,528.92
Bedroom 2	3.87 x 3.07	U				7				# Finished	3	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Vinyl  
**Flooring** Carpet, Hardwood, Vinyl Plank  
**Features** Deck, No Smoking Home

**Construction** Wood Frame  
**Basement** Full / Fully Finished  
**Separate Ent** No  
**2nd Suite** No **Permit By Seller** No  
**Garage Suite** No **Permit**  
**Garden Suite** No **Permit**  
**Lot Shape** Rectangular **Front Exposure** South  
**Lot Size SqM** 410.10 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$4,293.90 / 2025  
**Conform Type**  
**Conform Year**

**Goods Incl** Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings

**Goods Excl** Dyson mount & golf plaque in laundry area, TV wall mount x2, deep freeze

**Warranty**

**Fireplace** Yes  
**FP Fuel** Gas  
**FP Type** Tile Surround  
**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Site Features** Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**Parking** Double Garage Attached

**Road Access** Paved

**Park Encl/Tot** 2 / 4 **Garage Dim** 6.14 x 6.19

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	