

\$689,900 - 4352 31 Street, Edmonton

MLS® #E4437012

\$689,900

5 Bedroom, 3.00 Bathroom, 2,276 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Nature OASIS! 2200 sq foot bungalow with a WALK out fully finished basement on a 10,000 sq foot lot that faces the lake in the heart of Edmonton. No long driving commutes here, with immediate access to the Whyte mud, shopping, transit. Massive kitchen for entertaining large families. Have fantastic backyard parties and BBQ's with a massive balcony right off of the living room and beautiful views of nature and the lake. You can remain connected with guests and family or send them downstairs to the newly renovated basement with plush carpets, huge living room, 2 additional bedrooms or make a games room, movie theater or wet bar. Enjoy your WEST FACING backyard ALL year round with covered area for firepit.

Built in 1992

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4437012 |
| Price | \$689,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,276 |
| Acres | 0.00 |
| Year Built | 1992 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4352 31 Street |
| Area | Edmonton |
| Subdivision | Larkspur |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1C2 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, Vaulted Ceiling, Walkout Basement, Green Building |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-2, Natural Gas |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Backs Onto Lake, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 16th, 2025
Days on Market 7
Zoning Zone 30

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