

## \$549,900 - 3931 33 Street, Edmonton

MLS® #E4457281

**\$549,900**

5 Bedroom, 2.50 Bathroom, 1,965 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this beautifully updated 2-storey home in the family-friendly community of Larkspur, complete with a double attached garage. Step inside to find a fully renovated main floor featuring a stunning new kitchen with modern finishes, refreshed bathroom, new flooring, and updated doors throughout. The main level offers a bright and welcoming living room, a formal dining area ideal for family dinners, and a stylish kitchen with ample cabinetry and prep space. You'll also find a convenient laundry room, a 2-piece bath, and a versatile den perfect for a home office or playroom. Upstairs, unwind in your spacious primary suite with walk-in closet and 4-piece ensuite. Three additional bedrooms and another 4-piece bath provide plenty of space for family or guests. The fully finished basement offers even more living space with a large rec room, additional bedroom, and a flexible bonus room. Located close to schools, parks, shopping, and walking trails, this home combines style, comfort and convenience!

Built in 1998

### Essential Information

MLS® # E4457281

Price \$549,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,965                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3931 33 Street |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5T 1J7        |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke |
| Parking   | Double Garage Attached                                       |

### Interior

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

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 11th, 2025

Days on Market                4

Zoning                            Zone 30

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Listing information last updated on September 15th, 2025 at 6:47am MDT