

# \$499,900 - 3308 42a Avenue, Edmonton

MLS® #E4451826

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,395 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Nestled on a quiet loop in the desirable community of Larkspur, this custom bungalow offers over 1,400 sq ft of well-designed living space with thoughtful features throughout. The bright main floor boasts vaulted ceilings, slate and laminate flooring, a spacious living/dining area, and a country-style kitchen with oak cabinetry, quality appliances, and a bay window overlooking the yard. You'll find three generous bedrooms, including a primary suite with a 3-piece ensuite, plus a main bath with relaxing Jacuzzi tub. The fully finished basement adds two more bedrooms, a large family room, another Jacuzzi bath, and a spacious laundry room.

Built in 1986

## Essential Information

MLS® #	E4451826
Price	\$499,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	3308 42a Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1E5

### Amenities

Amenities	Hot Water Natural Gas, Skylight
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 7th, 2025
Days on Market	3
Zoning	Zone 30

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