

## \$549,888 - 4420 33 Street, Edmonton

MLS® #E4431917

**\$549,888**

5 Bedroom, 3.50 Bathroom, 2,239 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Spacious 4 level split with BASEMENT SUITE (NOT legal for income)-walking distance to Fountain Lake! This generously sized home offers ample room for extended families or entertaining – it currently hosts 2 separate living quarters and could revert back to one living space with ease. With 5 bedrooms, 3.5 bathrooms, 2 kitchens(no stove in basement), 3 spacious living rooms - including one with a cozy gas fireplace, you'll have no shortage of room! 2 sets of washer/dryers makes laundry day a breeze! Enjoy your morning coffee in the charming sunroom, accessible off the main living area. The double attached garage and large parking pad provides space for multiple vehicles and RV parking, along with ample street parking for guests. Shingles(2014), gutters(2023), windows replaced(2022), efficiency rating 137GJ/yr. Newer HWT and furnace. This property presents a unique opportunity to own a substantial home in a sought-after neighborhood. Its adaptable layout is ideal for families seeking space and functionality.

Built in 1989

### Essential Information

MLS® # E4431917

Price \$549,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,239                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4420 33 Street |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1E9        |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Air Conditioner                    |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, RV Parking |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Garage Opener, Hood Fan, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 4  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 30          |

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Listing information last updated on May 1st, 2025 at 8:02am MDT