



2944 41 Avenue Edmonton AB

\$475,000

Family friendly home that is backing on to Larkspur Park and is walking distance to school! Soaring front entry ceilings welcome you into this original owner home. The hardwood floors gleam in the sunny living room anchored with a gas fireplace. Perfect home for entertaining with an island kitchen and pantry that overlooks the dining and living room in a great room concept. Yard has a deck is fully fenced and backs onto the park! Main floor laundry and half bathroom round out the main floor. Upstairs (brand new carpeting on stairs and hall) leads to 3 bedrooms including a shower ensuite off the master bedroom. Downstairs the basement development is almost complete and has potential for a 4th bedroom. Costly upgrades have been completed including: brand new shingles (August 2024), newer high efficiency furnace and upgraded sump pump. Seller may consider financing the buyer. Quick possession is available.

Listing Presented By:



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