



## Edmonton Alberta

\$524,900

Spacious 4-level split in desirable Larkspur, ideally located across the street from Larkspur Lake! With over 2000 square feet of finished living space, the main floor features a bright & inviting layout with a large living room, formal dining area & an eat-in kitchen complete with stainless steel appliances, gas range, & a generous island with breakfast bar, perfect for entertaining. Upstairs offers 3 bedrooms, including a comfortable primary retreat with a walk-in closet & a 4-piece ensuite featuring a relaxing jetted tub. The lower level boasts a cozy family room with a wood-burning fireplace, a 3-piece bathroom, & a 4th bedroom, ideal for guests or a home office. The partly finished basement provides a third living space & ample storage. Enjoy the fully fenced/landscaped backyard with a covered deck, concrete patio & a garden shed. Close to shopping, elementary & middle schools, Larkspur Park & quick access to the Whitemud. Additional features include triple-pane windows H/E furnace & A/C (id:6769)

Laundry room 6.06 x 5.76

Family room 4.14 x 5.62

Bedroom 4 3.33 x 2.69

Living room 4.45 x 3.94

Dining room 2.71 x 3.76

Kitchen 3.79 x 5.90

Primary Bedroom 4.39 x 4.17

Bedroom 2 3.88 x 2.98

Bedroom 3 4.92 x 2.69

Listing Presented By:



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