



## Edmonton Alberta

\$439,900

Location, location, location! Welcome to this beautifully updated 2-storey home in the desirable community of Larkspur! Situated on a quiet street, this spacious family home offers comfort, style, & convenience. The main floor features 2-living areas, 2-dining spaces, a 2-piece bath, & a refreshed kitchen with quartz countertops, new refaced cabinetry, pantry storage. Upstairs, you'll find 3 generous bedrooms, including a primary suite with a walk-in closet & private access to the 4-piece main bath with separate vanity. The fully finished basement offers an additional bedroom, 3-piece bath, family room, den, & laundry area with wash basin. Recent updates include fresh paint, new Vinyl plank flooring, carpet, light fixtures, Washer & Dryer 2025, appliances 2026 & (HWT) 2024. Enjoy the private fenced backyard & double detached garage. Walking distance to elementary & junior high schools, parks, trails, transit, shopping, Superstore, Walmart, & amenities. Quick access to Whitemud Drive and Anthony Henday. (id:6769)

Bedroom 4 Measurements not available

Living room 6.04m x 3.84m

Dining room 2.42 m X 2.48 m

Kitchen 2.39 m X 2.79 m

Family room 3.14 m X 4.26 m

Primary Bedroom 4.38 m X 3.29 m

Bedroom 2 2.58 m X 3.24 m

Bedroom 3 3.64 m X 2.74 m

Listing Presented By:



Originally Listed by:  
Sterling Real Estate



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