



## Edmonton Alberta

**\$479,000**

Tucked away in the quiet family-friendly community of Larkspur, this bright two-storey offers space, flexibility, and potential. The main floor is filled with natural light and features classic oak hardwood, an open kitchen, a comfortable living and dining area that flows seamlessly to the back deck and private yard. Upstairs, enjoy a generous bonus room, three bedrooms, and a spacious primary retreat complete with a walk-in closet, 4-piece ensuite with soaker-tub and separate shower. The partially finished basement includes a unique kitchen setup behind a dividing wall—ideal for a home-based business, creative workspace, or easily reimagined into an open-concept basement. Just steps from parks, trails, and green space, and minutes from Mill Woods Golf Course, Mill Creek, schools, shopping, transit, and everyday amenities. This is a wonderful opportunity to settle into a vibrant, connected neighborhood and make a home truly your own. (id:6769)

Second Kitchen Measurements not available x 12' Primary Bedroom 14' x 12'1"

m<sup>2</sup> Bedroom 2 13'4 x 9'

Living room 11'3 x 11'5 Bedroom 3 12 m x Measurements not available

Dining room 9 m x Measurements not available Bonus Room 14'3 x 18'

Kitchen 10 m x Measurements not available

Listing Presented By:



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