

Courtesy Of Patrick D Fields and Lori A Cowie Of Real Broker

# \$399,900 - 2212 39 Avenue, Edmonton

MLS® #E4426959

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,213 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

This beautiful two-story home offers comfort, space, and convenience. Featuring three bedrooms and three bathrooms, including a private ensuite, it's perfect for families. The spacious kitchen boasts ample counter space, ideal for cooking and entertaining. The finished basement provides extra space for a home office, playroom, or entertainment area and has great storage, laundry room and R/I plumbing for a future bathroom. High efficiency furnace & HWT replaced in 2017, roof in 2022 and freshly painted. A large deck extends the living area outdoors, perfect for summer gatherings. Located in a prime area, this home is just steps away from a park, perfect for outdoor activities, and is close to numerous shopping centers, providing easy access to everyday essentials. With a perfect blend of comfort and convenience, this home is a fantastic place to live.

Built in 1996

## Essential Information

MLS® #	E4426959
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,213
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2212 39 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1K8

### **Amenities**

Amenities	Off Street Parking, Deck, No Smoking Home
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Lot Description	300.279
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 21

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 5:32am MDT