

# \$499,900 - 3308 42a Avenue, Edmonton

MLS® #E4451826

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,395 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Nestled on a quiet loop in the desirable community of Larkspur, this custom bungalow offers nearly 1,400 sq ft of well-designed living space with thoughtful features throughout. The bright main floor boasts vaulted ceilings, slate and laminate flooring, a spacious living/dining area, and a country-style kitchen with oak cabinetry, quality appliances, and a bay window overlooking the yard. You'll find three generous bedrooms, including a primary suite with a 3-piece ensuite, plus a main bath with relaxing Jacuzzi tub. The fully finished basement adds two more bedrooms, a large family room, another Jacuzzi bath, and a spacious laundry room.

Built in 1986

## Essential Information

MLS® #	E4451826
Price	\$499,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family



Style Bungalow  
Status Active

### Community Information

Address 3308 42a Avenue  
Area Edmonton  
Subdivision Larkspur  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6T 1E5

### Amenities

Amenities Hot Water Natural Gas, Skylight  
Parking Spaces 4  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Cedar Shakes  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed August 7th, 2025  
Days on Market 9  
Zoning Zone 30

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