

## \$549,888 - 4420 33 Street, Edmonton

MLS® #E4431917

### \$549,888

5 Bedroom, 3.50 Bathroom, 2,239 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Spacious 4 level split with BASEMENT SUITE (NOT legal for income)-walking distance to Fountain Lake! This generously sized home offers ample room for extended families or entertaining – it currently hosts 2 separate living quarters and could revert back to one living space with ease. With 5 bedrooms, 3.5 bathrooms, 2 kitchens(no stove in basement), 3 spacious living rooms - including one with a cozy gas fireplace, you'll have no shortage of room! 2 sets of washer/dryers makes laundry day a breeze! Enjoy your morning coffee in the charming sunroom, accessible off the main living area. The double attached garage and large parking pad provides space for multiple vehicles and RV parking, along with ample street parking for guests. Shingles(2014), gutters(2023), windows replaced(2022), efficiency rating 137GJ/yr. Newer HWT and furnace. This property presents a unique opportunity to own a substantial home in a sought-after neighborhood. Its adaptable layout is ideal for families seeking space and functionality.

Built in 1989

### Essential Information

MLS® #	E4431917
Price	\$549,888



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,239
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4420 33 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1E9

### **Amenities**

Amenities	Air Conditioner
Parking Spaces	4
Parking	Double Garage Attached, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Opener, Hood Fan, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	3
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 24th, 2025 at 1:02pm MDT