

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 22

Zoning Zone 30

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