

Courtesy Of Connor M McAuley Of 2% Realty Pro

## \$469,900 - 4441 32 Street, Edmonton

MLS® #E4450673

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,227 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Amazing value in this well maintained 4 level split in the family friendly community of Larkspur. This 3 bedroom, 2.5 bathroom home offers plenty of room for a growing family. With great curb appeal this home really stands out with so much to offer, including a massive backyard and large gardening area. As you enter the home you'll notice a huge living space with lots of natural light, leading into the dining room and kitchen. Upstairs features the primary bedroom with a 5 piece ensuite, 2 nice sized bedrooms, and a 4 piece bathroom. The fully finished lower level includes a large family room with gas fire place, laundry room, an additional bathroom and a flex room. The finished basement is large and open perfect for a play area or recreation room and loads of storage space. Newly updated fence, insulation, garage door opener, fridge, dishwasher, and microwave. Within walking distance to schools, shopping, restaurants, parks and playgrounds, ideal location and priced to sell.

Built in 1989

### Essential Information

MLS® #	E4450673
Price	\$469,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4441 32 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1G5

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Front Porch, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 31st, 2025

Days on Market 76

Zoning Zone 30

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Listing information last updated on October 15th, 2025 at 3:02pm MDT