

## \$489,900 - 4012 33a Street, Edmonton

MLS® #E4433934

**\$489,900**

5 Bedroom, 3.00 Bathroom, 1,337 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to family-friendly Larkspur! This 1337 SF bi-level offers a bright, open layout with vaulted ceilings and a spacious kitchen featuring a large island and full oak package. With 5 bedrooms and 3 full baths, there's a room for everyone – whether you're accommodating a growing family, working from home, or hosting guests. The fully finished basement with 9-foot ceilings provides added flexibility and comfort. Outside, enjoy mature landscaping, underground sprinklers, air conditioning, brand new shingles, and a low-maintenance yard with perennials, shrubs, and large trees. Set in a quiet closed-loop crescent just minutes from schools, parks, shopping, and major commuter routes, this well-maintained home combines function, location, and long-term potential. A perfect fit for buyers who need space, practicality, and access to everything the southeast has to offer.

Built in 2000

### Essential Information

MLS® #	E4433934
Price	\$489,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,337
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4012 33a Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1P1

### Amenities

Amenities	Air Conditioner, Closet Organizers, Hot Water Natural Gas, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 2nd, 2025  
Days on Market      46  
Zoning                Zone 30

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