

## \$729,000 - 4356 31 Street, Edmonton

MLS® #E4449751

**\$729,000**

5 Bedroom, 3.50 Bathroom, 2,499 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Fantastic family home located on a nearly 10,000 sq ft lot with sunny West exposure and backing onto lake. Open floor plan with vaulted ceilings in the living and dining room. Huge primary bedroom with large 4 piece ensuite. 4 bedrooms up plus 1 bedroom on main. Fully finished walk out basement with a den, large family/living room and second kitchen. Large covered deck with great view of the lake. High efficiency furnace, air conditioning. Extremely well maintained inside and out. A rare find. For more details please visit the REALTOR®'s Website.

Built in 1992

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449751               |
| Price          | \$729,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,499                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4356 31 Street |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1C2        |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Patio, Vaulted Ceiling, Walkout Basement |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached                                          |
| Is Waterfront  | Yes                                                             |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Waterfront Property |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Velma E.B/St. Kateri    |
| Middle     | Thelma C/Father Michael |
| High       | Elder Dr. F/Austin O    |

### Additional Information

Date Listed July 25th, 2025

Days on Market 8

Zoning Zone 30

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Listing information last updated on August 2nd, 2025 at 5:32am MDT