

## \$549,999 - 3935 31 Street, Edmonton

MLS® #E4438171

**\$549,999**

5 Bedroom, 3.50 Bathroom, 2,101 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

This beautiful 2 storey located in a crescent in Larkspur begins with a front veranda and a large entry into the carpeted living and dining area with 11 foot ceilings. A large open kitchen and family room with hardwood floors and 42" wide stairwells to both up and downstairs. An impressive Heatilator fireplace with tile hearth and tall wooden mantle completes the family room. Upstairs is 2 bedrooms and a master bedroom with 4 pce ensuite. Downstairs you will find fully finished basement with 2 bedrooms, family room a 3 pce bathroom and lots of storage. Includes a 2 storey deck and 8 X 9 garden shed in the large fenced-in yard. Also boasts an oversize insulated heated garage with 11 foot ceilings. Recently upgraded: new shingles, new furnace, new AC, new hot water tank.

Built in 1993

### Essential Information

MLS® #	E4438171
Price	\$549,999
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,101



Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3935 31 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1J6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Hot Wtr Tank-Energy Star
Parking	2 Outdoor Stalls, Double Garage Attached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Glass Door, Heatilator/Fan
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 23rd, 2025

Days on Market                37

Zoning                            Zone 30

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Listing information last updated on June 29th, 2025 at 11:32am MDT