

## \$459,000 - 3020 43 Avenue, Edmonton

MLS® #E4447496

**\$459,000**

4 Bedroom, 3.00 Bathroom, 1,183 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Beautiful home with a Fountain Lake view! Recently updated, over 2200 sq ft of living space, fully finished 4 level split with Double attached garage. Main floor boasting a large living and dining room, kitchen with updated cabinets, Brand New Stove, newer fridge and microwave (2020). Upstairs offers a spacious primary bedroom with walk-in closet, 4PC ensuite. Two other good sized bedrooms and 4PC bath completes the upper floor. Lower level offers a 4th bedroom with 4PC ensuite and a family room. Basement is finished with large Rec room that easily can be converted to additional bedrooms. The house is freshly painted, Brand new toilets, new flooring in two bathrooms, laminate flooring throughout. Roof 2018, Furnace 2009 and serviced in 2024, windows mostly updated, maintenance free composite deck on the private yard with a lake view. The Laundry Pure system is installed for the best laundry experience. Perfect location, close to schools, parks, playground, shopping and easy access to the Whitemud.

Built in 1985

### Essential Information

MLS® # E4447496

Price \$459,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,183
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	3020 43 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1C6

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

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

### Exterior

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

**Additional Information**

Date Listed                July 12th, 2025  
Days on Market        25  
Zoning                    Zone 30

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Listing information last updated on August 6th, 2025 at 1:02am MDT