

## \$599,900 - 3920 33 Street, Edmonton

MLS® #E4444931

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,252 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Elegant Living in Fountain Lake! This modernized 4-level split offers over 1900 sq ft of beautifully crafted space for stylish family living. A bright open-concept layout showcases soaring ceilings, hardwood floors, and a chef's kitchen with granite counters, gas stove, high-end appliances, and hidden pull-out bins. All bathrooms were renovated in 2017 with granite and tile finishes. The upper floor features a luxurious primary suite with fireplace, walk-in closet, and private bath, plus two spacious bedrooms. A cozy family room with second fireplace, fourth bedroom, and full bath sits just below. The fully finished basement adds flexible bonus space. Enjoy a low-maintenance landscaped yard with composite deck and patio—no rear neighbors! Updates include a new furnace and hot water tank (2017). Close to Whitemud, parks, schools, and shopping.



Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444931  |
| Price          | \$599,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,252     |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1993                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3920 33 Street |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1J7        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 10 ft., No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached   |

### **Interior**

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

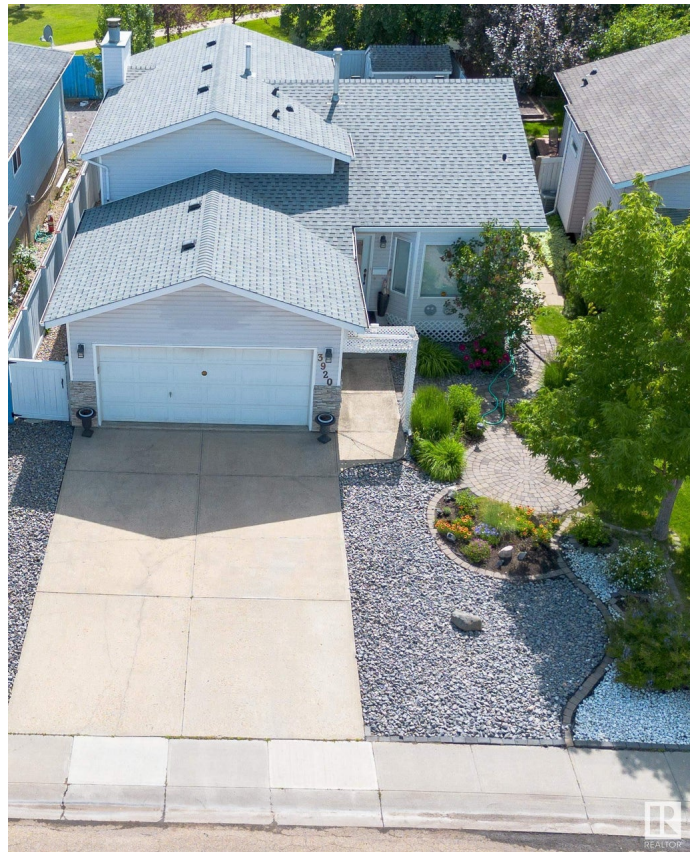
### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 26th, 2025 |
|-------------|-----------------|

Days on Market 23  
Zoning Zone 30



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Listing information last updated on July 19th, 2025 at 9:47am MDT