

\$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 6

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 5:03pm MDT