

**\$689,900 - 4352 31 Street, Edmonton**

MLS® #E4437012

**\$689,900**

5 Bedroom, 3.00 Bathroom, 2,276 sqft  
Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Nature OASIS! 2200 sq foot bungalow with a WALK out fully finished basement on a 10,000 sq foot lot that faces the lake in the heart of Edmonton. No long driving commutes here, with immediate access to the Whyte mud, shopping, transit. Massive kitchen for entertaining large families. Have fantastic backyard parties and BBQ's with a massive balcony right off of the living room and beautiful views of nature and the lake. You can remain connected with guests and family or send them downstairs to the newly renovated basement with plush carpets, huge living room, 2 additional bedrooms or make a games room, movie theater or wet bar. Enjoy your WEST FACING backyard ALL year round with covered area for firepit.

Built in 1992

**Essential Information**

MLS® #	E4437012
Price	\$689,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,276
Acres	0.00
Year Built	1992



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4352 31 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1C2

### Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, Vaulted Ceiling, Walkout Basement, Green Building
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-2, Natural Gas
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 16th, 2025  
Days on Market       8  
Zoning                 Zone 30

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