

## \$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                47

Zoning                            Zone 30

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Listing information last updated on July 9th, 2025 at 8:32pm MDT