

\$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 8

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 August 2nd, 2025 at 9:17am MDT