

# \$549,888 - 4420 33 Street Nw, Edmonton

MLS® #A2213469

**\$549,888**

5 Bedroom, 1.00 Bathroom, 2,239 sqft  
Residential on 0.16 Acres

Larkspur, Edmonton, Alberta

Spacious 4 level split with BASEMENT SUITE (NOT legal for income)-walking distance to Fountain Lake! This generously sized home offers ample room for extended families or entertaining – it currently hosts 2 separate living quarters and could revert back to one living space with ease. With 5 bedrooms, 3.5 bathrooms, 2 kitchens(no stove in basement), 3 spacious living rooms - including one with a cozy gas fireplace, you'll have no shortage of room! 2 sets of washer/dryers makes laundry day a breeze! Enjoy your morning coffee in the charming sunroom, accessible off the main living area. The double attached garage and large parking pad provides space for multiple vehicles and RV parking, along with ample street parking for guests. Shingles(2014), gutters(2023), windows replaced(2022), efficiency rating 137GJ/yr. Newer HWT and furnace. This property presents a unique opportunity to own a substantial home in a sought-after neighborhood. Its adaptable layout is ideal for families seeking space and functionality.

Built in 1989

## Essential Information

MLS® #	A2213469
Price	\$549,888
Bedrooms	5
Bathrooms	1.00



Full Baths	1
Square Footage	2,239
Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	4420 33 Street Nw
Subdivision	Larkspur
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6T 1E9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 21st, 2025  
Days on Market                12  
Zoning                              30

**Listing Details**

Listing Office                    Professional Realty Group

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