

\$549,900 - 3912 31 Street, Edmonton

MLS® #E4464527

\$549,900

4 Bedroom, 3.50 Bathroom, 1,891 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Quiet neighborhood of Larkspur around 2800 sq ft 2 storey, 4 bedrooms+3.5 bath home located in the quiet street .Spacious living room welcomes you leading to the large spacious kitchen with soft close doors cabinets and under cabinet lights, granite countertops, tile backsplash and stainless steel appliances. Family room with gas fireplace adjacent to laundry room that is big enough to convert into an MAIN FLOOR OFFICE.Upstairs primary bedroom has a huge 5-piece ensuite completed with dual soaker tub and a separate glass shower. Professionally developed basement with full bath, rec. room and a bedroom with a triple closet. Basement rec. room has 2nd fireplace with floor to ceiling fieldstone. Double garage is insulated and drywalled with built in storage. Backyard you will find a massive deck along with a storage shed. Roof,bathroom tiles,water heater(2023),AC,Blinds are updated in last 5-10 years.Easy access to 17 & 34 St,Whitemud dr,schools and shopping ctr

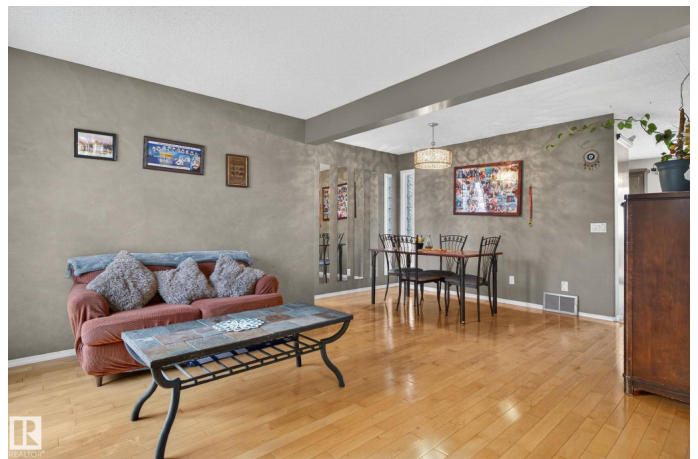
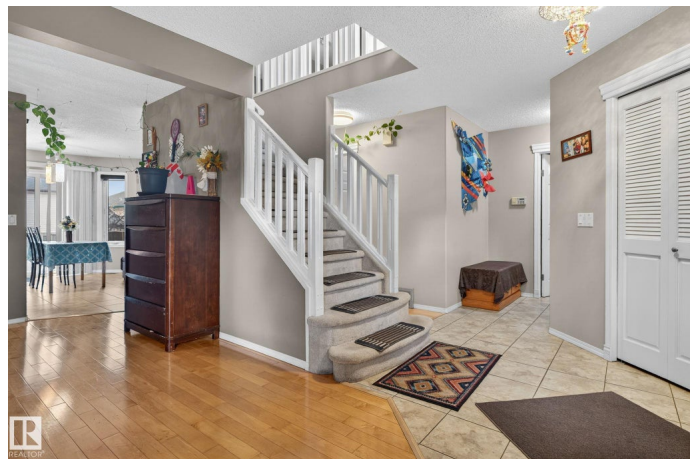
Built in 1992

Essential Information

MLS® # E4464527

Price \$549,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,891
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3912 31 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1J5

Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 2nd, 2025
Days on Market	2
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 November 4th, 2025 at 12:32pm MST