

## \$369,900 - 3218 38 Avenue, Edmonton

MLS® #E4444262

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,387 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This complex of only 29 units is extremely well managed. These bungalow units rarely come up for sale so now is your chance to purchase so act quickly. This very well kept end unit condo is one of the largest units AT 1387 square feet featuring 2 bedrooms with the master having its own 4 piece bath ensuite. Main floor has a 3 piece bath as well with roughed in plumbing in the basement for a third one. Large well appointed kitchen with plenty of cupboard space and new stainless steel appliances. Bright and cheery eating area as well as a more formal dining space. Sliding glass doors to the a deck. Some windows have been replaced and there is a new furnace (April 25) and hot water tank. Basement is open for your development. Main floor laundry. Deck patio doors have roll shutters. 20 x 22 garage. A very quiet complex with shopping close by and easy freeway access. If you are 55 plus this unit would be a wonderful way to enjoy your retirement. A beautiful yard with no up keep! Do not miss this opportunity.

Built in 1991

### Essential Information

MLS® #	E4444262
Price	\$369,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,387
Acres	0.00
Year Built	1991
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	3218 38 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1J3

### Amenities

Amenities	R.V. Storage, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	9
Zoning	Zone 30
Condo Fee	\$514

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