

Courtesy Of Thomas B Scott Of RE/MAX River City

\$249,900 - 4407 23 Street, Edmonton

MLS® #E4433395

\$249,900

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this expansive 1,034 sq ft home designed for comfort and style. The open-concept layout is enhanced by large windows that flood the space with natural light, creating a bright and airy atmosphere. Enter into the generous foyer that offers flexible space for personalization, leading into a functional kitchen with new quartz countertops, tile backsplash & SS appliances - Plus an eating bar, ideal for entertaining! The oversized living room easily accommodates a variety of furniture arrangements and opens to your private South/West patio, perfect for summer BBQs and relaxing outdoors. This home features two spacious bedrooms, including a primary suite with a walk-through closet and a private 3-piece ensuite, plus an additional full bathroom. Enjoy the convenience of titled heated underground parking, in-suite laundry (NEW), and an oversized same-floor storage cage. Located minutes from Anthony Henday, Whitemud, top shopping, dining, and public transit - Must be seen & can't be beat!

Built in 2006

Essential Information

MLS® # E4433395

Price \$249,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	4407 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B9

Amenities

Amenities	Closet Organizers, Exercise Room, Intercom, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 30th, 2025
Days on Market	46
Zoning	Zone 30
Condo Fee	\$677

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Listing information last updated on June 15th, 2025 at 5:32am MDT