

## \$334,999 - 28 4350 23 Street, Edmonton

MLS® #E4451764

**\$334,999**

3 Bedroom, 1.50 Bathroom, 1,221 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

A smart start in a prime location, this half-duplex offers unbeatable value and thoughtful upgrades like roof and flooring replaced in recent years. Located near Meadows Shopping and Transit Centre, this home is ideal for anyone seeking comfort and convenience. The bright main floor offers an island kitchen, cozy living area, and patio doors to a private backyard deck. Youâ€™™ll love the main floor powder room and attached garage access. Upstairs includes three bedroomsâ€™™one with a large walk-in closetâ€™™and a full bath that separates the primary for extra privacy. Basement is open and ready for your ideas!

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4451764          |
| Price          | \$334,999         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,221             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 28 4350 23 Street |
| Area        | Edmonton          |
| Subdivision | Larkspur          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 1X8           |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                     |
| Parking        | Single Garage Attached                |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Unfinished                                                           |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Block, Vinyl                                                                   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Block, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 71               |
| Zoning         | Zone 30          |
| Condo Fee      | \$152            |

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 October 17th, 2025 at 5:47pm MDT