

## \$229,900 - 319 4407 23 Street, Edmonton

MLS® #E4459556

**\$229,900**

2 Bedroom, 2.00 Bathroom, 1,049 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this bright 2 bed, 2 bath corner unit apartment in sought-after Larkspur. Step into a spacious foyer with closet and hall area that adds a sense of openness, perfect for setting up a small lounge. From here, move into the dining area and functional kitchen with all appliances included, island seating, and ample cabinetry. The open living room extends to a private balcony, a wonderful spot for fresh air, and relaxing. The primary suite is a private retreat featuring a walk-in closet and a 3pc ensuite, while the second bedroom with closet is served by a full 4pc bath. Added convenience includes in-suite laundry, underground heated titled parking, and elevator access. Walking distance to ETS bus stop, trails, and parks, or shop at nearby Walmart, Superstore, Value Village, Winners, Staples, and Home Depot. Dining, banking, and Meadows Transit Centre are all within minutes, while Whitemud Drive and Anthony Henday offer fast access across the city. This condo offers everything!

Built in 2006

### Essential Information

MLS® # E4459556

Price \$229,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,049                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 319 4407 23 Street |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0B6            |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor, Patio, Smart/Program. Thermostat, See Remarks |
| Parking Spaces | 1                                                                               |
| Parking        | Heated, Stall, Underground                                                      |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                              |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Velma E. Baker School    |
| Middle     | Thelma Chalifoux School  |
| High       | Elder Dr. Francis School |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 30              |
| Condo Fee      | \$721                |

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 10th, 2025 at 8:47pm MDT