# \$219,900 - 319 4407 23 Street, Edmonton

MLS® #E4459556

## \$219,900

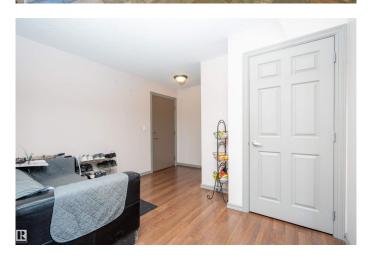
2 Bedroom, 2.00 Bathroom, 1,049 sqft Condo / Townhouse on 0.00 Acres

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 \$219,900

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 40

Zoning Zone 30

Condo Fee \$721

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