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

MLS® #E4459556

\$219,900

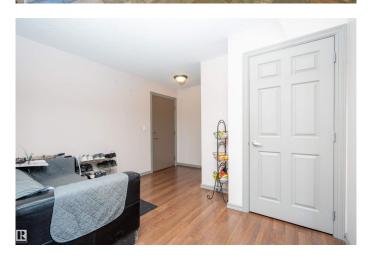
2 Bedroom, 2.00 Bathroom, 1,049 sqft Condo / Townhouse on 0.00 Acres

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 33

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 28th, 2025 at 6:02pm MDT