

\$179,900 - 312 4407 23 Street, Edmonton

MLS® #E4433352

\$179,900

1 Bedroom, 1.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

IMMEDIATE POSSESSION! MODERN VIBES! UNDERGROUND PARKING! Is this a showhome!? This 1 Bed + DEN executively styled unit exudes posh decor & is perfect for first time buyers, investors, or down sizers! An open concept living / dining / kitchen space boasts ample natural light & perfect for entertaining your friends. U shaped kitchen, S/S appliances, hardwood flooring, & electric fireplace is cozy for movie nights. Spacious primary bed w/ walkthrough closet & 4 pce bath cheater bath is conveniently designed for quick access. DEN / HOME office is perfect for working from home or extra storage, w/ laundry room too! **UNDERGROUND HEATED parking & 3' x 8' storage cage on the 3rd floor** too for your golf clubs or bicycle! Located only blocks to the Whitemud & quick access to amenities, shopping & entertainment at Riocan Meadows Shopping Centre, the location is superb. Furniture is negotiable. A must see!

Built in 2006

Essential Information

| | |
|------------|-----------|
| MLS® # | E4433352 |
| Price | \$179,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 770 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 312 4407 23 Street |
| Area | Edmonton |
| Subdivision | Larkspur |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0B6 |

Amenities

| | |
|-----------|--|
| Amenities | Exercise Room, No Animal Home, Parking-Visitor, Party Room, Security Door, Storage-Locker Room |
| Parking | Heated, Parkade, Underground |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Hot Water, 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 |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 29th, 2025

Days on Market 8

Zoning Zone 30

Condo Fee \$536

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Listing information last updated on May 7th, 2025 at 6:02pm MDT