

Courtesy Of Monica M Arango Of Rite Realty

## **\$339,900 - 43 4350 23 Street, Edmonton**

MLS® #E4442847

**\$339,900**

4 Bedroom, 2.50 Bathroom, 1,287 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Your Family's Dream Home Awaits in Larkspur: Discover spacious living where memories are made every day. This stunning 3+1 bedroom, 2.5-bathroom duplex in Larkspur offers 1,800 sqft of designed living space that perfectly accommodates growing families. With recent renovations, including a 20-year shingles warranty, SS appliances, and more, this move-in-ready home eliminates the stress of the homeownership transition. The thoughtful layout features 4 generous bedrooms that provide ample space for your family to flourish the single attached garage and the fully finished basement can be transformed into your family's personal entertainment headquarters or an additional four bedrooms. Location advantages set this property apart from the competition. Just a 5minute walk to the Superstore, your children will enjoy the safety and convenience of a 10-minute stroll to Velma Baker School, 3 minutes to Whitemud Drive, and Larkspur Park,all within easy reach. This property represents exceptional value in today' Marke

Built in 2003

### **Essential Information**

MLS® # E4442847

Price \$339,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,287
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	43 4350 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X8

### Amenities

Amenities	Closet Organizers, Deck, Hot Water Natural Gas, Parking-Visitor
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fruit Trees/Shrubs, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Velma Baker School
Middle	Thelma Chalifoux School
High	Elder Dr. Francis Whiskeyj

### Additional Information

Date Listed	June 17th, 2025
Days on Market	3
Zoning	Zone 30
Condo Fee	\$152

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