

\$325,000 - 1 4350 23 Street, Edmonton

MLS® #E4416044

\$325,000

3 Bedroom, 1.50 Bathroom, 1,131 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Modern Living, Affordable Luxury! Former Show Home This stunning townhouse offers the perfect blend of style and affordability. Enjoy the sleek laminate flooring, open-concept layout, and designer touches throughout. The kitchen is a chef's dream, with ample cabinet and counter space, a stylish tile backsplash, and a convenient island ,almost new appliances,carpet replaced in June2023 and painted. Relax in the cozy living room with a corner gas fireplace or unwind in your private backyard. Upstairs, the spacious master bedroom with a walk-in closet and two additional generously sized bedrooms provide plenty of room for comfort and privacy. The basement is partially finished with framing, drywal and flooring completed, and bathroom ready to be installed, offering a versatile family room and ample storage. With low condo fees and a fully landscaped, fenced yard, this townhouse is the ideal place to call home. Don't miss this opportunity!



Built in 2003

Essential Information

MLS® #	E4416044
Price	\$325,000
Bedrooms	3
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,131
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

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

Amenities

Amenities	No Animal Home, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	See Remarks, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, No Back Lane, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Vinyl Shingles

Construction Wood, Asphalt, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed December 13th, 2024
Days on Market 91
Zoning Zone 30
Condo Fee \$152



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 March 14th, 2025 at 9:32am MDT