

Courtesy Of Darshan S Gill Of Initia Real Estate

## **\$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



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