

Courtesy Of Sean Bourgeault Of RE/MAX River City

\$158,880 - 309 4403 23 Street, Edmonton

MLS® #E4429240

\$158,880

1 Bedroom, 1.00 Bathroom, 643 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this well-maintained and pet-friendly 1-bedroom, 1-bathroom condo, offering a perfect blend of comfort, convenience, and lifestyle in the heart of Larkspur. This unit features updated paint, carpet, and engineered hardwood flooring, giving it a modern feel. Enjoy your morning coffee on the private balcony, surrounded by mature trees, or entertain guests at the raised eating bar in the open-concept living space. A secure storage room is conveniently located just across the hall, and residents have access to an on-site fitness centre—eliminating the need for a gym membership. This condo includes one titled underground parking stall, keeping your vehicle safe and snow-free year-round. Situated in a quiet, well-connected community, you're within walking distance to a variety of shops, restaurants, as well as schools, parks, public transit, and The Meadows Recreation Centre. With easy access to Anthony Henday and Whitemud Drive, commuting is a breeze, and you're just 20 minutes from the airport!

Built in 2006

Essential Information

MLS® # E4429240

Price \$158,880



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	643
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	309 4403 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E4

Amenities

Amenities Deck, Detectors Smoke, Exercise Room, Parking-Visitor, Secured Parking, See Remarks, Storage Cage

Parking Spaces 1

Parking 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, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Golf Nearby, Playground Nearby, Public Transportation, Shopping

	Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 4th, 2025
Days on Market	1
Zoning	Zone 30
Condo Fee	\$458

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Listing information last updated on April 5th, 2025 at 11:32am MDT