

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	4
Zoning	Zone 30
Condo Fee	\$458

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Listing information last updated on April 8th, 2025 at 11:47am MDT