

\$304,999 - 15 4350 23 Street, Edmonton

MLS® #E4451792

\$304,999

2 Bedroom, 2.50 Bathroom, 1,218 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Park-side end-unit half-duplex radiates pride of ownership! Expansive windows fill the home with sunshine and frame views of the green belt, with K‑9 schools right across the street. Inside, enjoy fresh paint, updated flooring, a cozy corner gas fireplace, and a bright kitchen flowing to a south-facing, fully landscaped yard with brand-new fence‑perfect for summer BBQs. Three baths include a main-floor powder room, full ensuite, and another upstairs. The finished basement adds a spacious rec room and storage, while two king-sized bedrooms feature walk-in closets. Newer hot-water tank and attached garage offer peace of mind. Walk to restaurants, bus stops, and playgrounds; Whitemud & Anthony Henday are seconds away for an easy commute. At \$305K, this home delivers prime location, quality upgrades, and an unbeatable lifestyle‑nothing compares at this price!

Built in 2003

Essential Information

MLS® #	E4451792
Price	\$304,999
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,218
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	15 4350 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1T8

Amenities

Amenities	On Street Parking, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking
Parking	Front Drive Access, Parking Pad Cement/Paved, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	3
Zoning	Zone 30
Condo Fee	\$152

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