

\$204,900 - 316 4407 23 Street, Edmonton

MLS® #E4460113

\$204,900

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

LOCATION! Bright CORNER executive condo with large wraparound balcony! All the conveniences just steps from shopping, parks, transportation, Whitemud & Henday. Fabulous open floorplan with surrounding bright South and East windows and sunny views in each room. Renovated with designer colors and gorgeous vinyl plank flooring throughout. Beautiful maple kitchen w/ plenty of cabinets and counters enjoying East morning views out window over sink. Dining area is off kitchen and good sized relaxing living room that walks onto amazing covered corner balcony with gas BBQ hookups to relax the summer and fall away. Kingsized master bedroom has him/her walk through closets and full ensuite. Good sized 2nd bedroom enjoys sunny south views, 4pc bath and insuite laundry complete the main floor. Assigned same floor extra storage area also included for extra room. ALSO, 2 TITLED parking stalls: 1 underground and 1 surface stall. Complex includes fitness centre. This RARE CORNER condo is bright and has it ALL!

Built in 2006

Essential Information

MLS® # E4460113

Price \$204,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	316 4407 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B6

Amenities

Amenities	Deck, Exercise Room, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 30th, 2025
Days on Market	49
Zoning	Zone 30
Condo Fee	\$624

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