

Courtesy Of Thomas B Scott Of RE/MAX River City

## \$249,900 - 201 4407 23 Street, Edmonton

MLS® #E4433395

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this expansive 1,034 sq ft home designed for comfort and style. The open-concept layout is enhanced by large windows that flood the space with natural light, creating a bright and airy atmosphere. Enter into the generous foyer that offers flexible space for personalization, leading into a functional kitchen with new quartz countertops, tile backsplash & SS appliances - Plus an eating bar, ideal for entertaining! The oversized living room easily accommodates a variety of furniture arrangements and opens to your private South/West patio, perfect for summer BBQs and relaxing outdoors. This home features two spacious bedrooms, including a primary suite with a walk-through closet and a private 3-piece ensuite, plus an additional full bathroom. Enjoy the convenience of titled heated underground parking, in-suite laundry (NEW), and an oversized same-floor storage cage. Located minutes from Anthony Henday, Whitemud, top shopping, dining, and public transit - Must be seen & can't be beat!

Built in 2006

### Essential Information

MLS® # E4433395

Price \$249,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,035                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 201 4407 23 Street |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0B9            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Exercise Room, Intercom, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Storage Cage |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Water   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 30          |
| Condo Fee      | \$677            |

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Listing information last updated on June 17th, 2025 at 7:02pm MDT