

## \$324,900 - 11 4350 23 Street, Edmonton

MLS® #E4445688

### \$324,900

3 Bedroom, 1.50 Bathroom, 1,219 sqft

Condo / Townhouse on 0.00 Acres

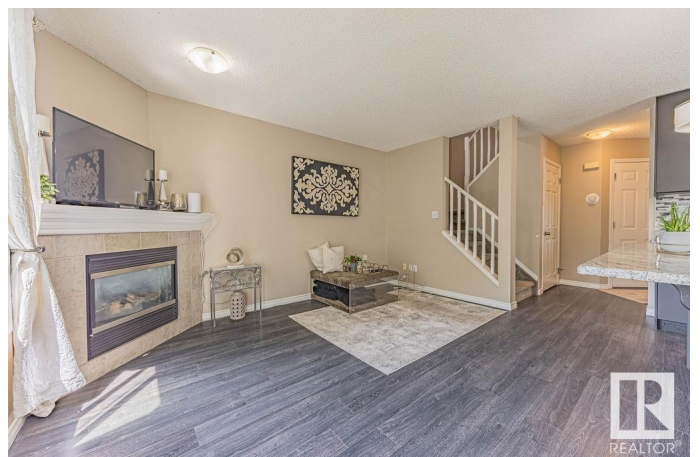
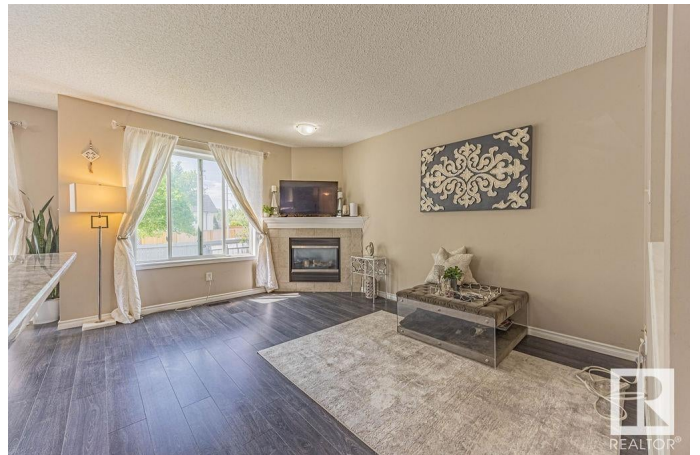
Larkspur, Edmonton, AB

Welcome to this beautiful 2-storey townhouse in a great location with super low condo fees! The main floor features an open-concept layout with a bright and spacious great room, complete with a cozy gas fireplace. The kitchen is perfect for entertaining, offering granite countertops, stainless steel appliances, and plenty of cabinet space. Enjoy the convenience of a single attached garage with direct entry into the home. Upstairs, you'll find three well-sized bedrooms, including a spacious primary, and a full bathroom—ideal for families, roommates, or guests. This home offers the perfect blend of comfort, function, and affordability in a sought-after community close to schools, parks, shopping, and transit. Don't miss your chance to own this fantastic property!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445688  |
| Price          | \$324,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,219     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2003              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 11 4350 23 Street |
| Area        | Edmonton          |
| Subdivision | Larkspur          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 1X8           |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Tile Surround   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 6              |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$152   |

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Listing information last updated on July 9th, 2025 at 11:33am MDT