

## \$237,900 - 201 4407 23 Street, Edmonton

MLS® #E4451353

**\$237,900**

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

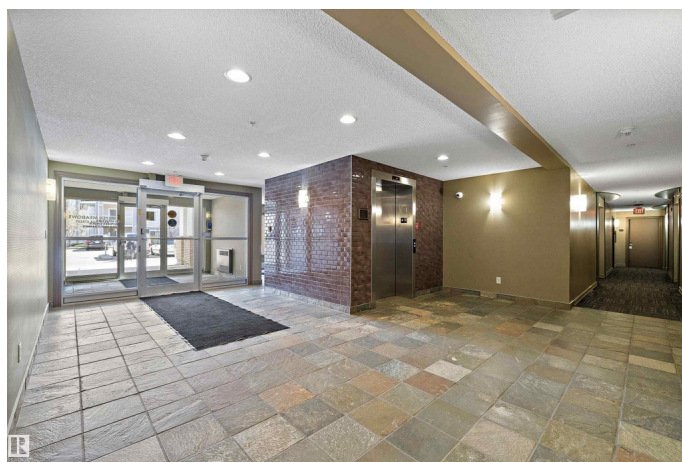
Larkspur, Edmonton, AB

Step into this spacious 1,034 sq ft home, thoughtfully designed for both comfort and modern living. The open-concept floor plan is filled with natural light from large windows, creating a warm and inviting space. A generous foyer welcomes you which leads into the stylish kitchen - featuring brand-new quartz countertops, a sleek tile backsplash, stainless steel appliances, and a convenient eating bar—perfect for hosting. The expansive living room offers layout versatility and flows seamlessly onto your private southwest-facing patio, ideal for summer BBQs, gardening or relaxing outdoors. This well-appointed home includes two spacious bedrooms, including a primary retreat with a walk-through closet and private 3-piece ensuite, plus a second full bathroom. Additional highlights include titled heated underground parking, brand-new in-suite laundry, and an oversized storage cage with an exercise room just down the hall. Perfectly located just steps from shopping, dining, & public transit!

Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4451353  |
| Price    | \$237,900 |
| 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      | Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-Locker Room, Vinyl Windows |
| 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, Water                                                                                              |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | See Remarks        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 30          |
| Condo Fee      | \$721            |

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Listing information last updated on August 21st, 2025 at 12:17pm MDT