

Courtesy Of Thomas B Scott Of RE/MAX River City

\$249,500 - 201 4407 23 Street, Edmonton

MLS® #E4443955

\$249,500

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® # E4443955

Price \$249,500



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, See Remarks, Storage Cage
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	June 23rd, 2025
Days on Market	20
Zoning	Zone 30
Condo Fee	\$677

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 13th, 2025 at 9:02am MDT