

## \$229,702 - 315 4403 23 Street, Edmonton

MLS® #E4445436

**\$229,702**

2 Bedroom, 2.00 Bathroom, 1,032 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

OVER 1000Sq Ft OPEN CONCEPT....2 BED/2 BATHS...NEWER LAMINATE FLOORING...TWO TITLED PARKING (one surface, one underground)...GREAT SIZE BALCONY!...~!WELCOME HOME!~ This unit is bright and inviting, with its east and north exposures. Living room is a great size, and has an added bonus office area by the foyer, or extra space for the dining area. The U-shaped kitchen has lots of cabinetry, eating bar, and open to the living room. Completing this unit we have the large primary bdrm with a walk through closet & a 3 piece ensuite, another good sized bdrm and 4 piece main bathroom. Bonus features are in-suite laundry, 1 underground parking, 1 outdoor stall, & lastly your own convenient storage room on the same floor as the unit! Enjoy the amenities including social room and exercise room. Enjoy the ease of condo living in Aspen Meadows!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445436  |
| Price      | \$229,702 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,032                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 315 4403 23 Street |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0E4            |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Intercom, Parking-Visitor, Secured Parking, Social Rooms, Storage-Locker Room, See Remarks |
| Parking   | Heated, Parkade, Stall, Underground, See Remarks                                                          |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, See Remarks                                                                      |
| # of Stories      | 4                                                                                           |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 51             |
| Zoning         | Zone 30        |
| Condo Fee      | \$698          |

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Listing information last updated on August 21st, 2025 at 9:48pm MDT