

\$179,900 - 312 4407 23 Street, Edmonton

MLS® #E4433352

\$179,900

1 Bedroom, 1.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

IMMEDIATE POSSESSION! MODERN VIBES! UNDERGROUND PARKING! Is this a showhome!? This 1 Bed + DEN executively styled unit exudes posh decor & is perfect for first time buyers, investors, or down sizers! An open concept living / dining / kitchen space boasts ample natural light & perfect for entertaining your friends. U shaped kitchen, S/S appliances, hardwood flooring, & electric fireplace is cozy for movie nights. Spacious primary bed w/ walkthrough closet & 4 pce bath cheater bath is conveniently designed for quick access. DEN / HOME office is perfect for working from home or extra storage, w/ laundry room too! **UNDERGROUND HEATED** parking & 3' x 8' storage cage on the 3rd floor too for your golf clubs or bicycle! Located only blocks to the Whitemud & quick access to amenities, shopping & entertainment at Riocan Meadows Shopping Centre, the location is superb. Furniture is negotiable. A must see!

Built in 2006

Essential Information

MLS® #	E4433352
Price	\$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	770
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	312 4407 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B6

Amenities

Amenities	Exercise Room, No Animal Home, Parking-Visitor, Party Room, Security Door, Storage-Locker Room
Parking	Heated, Parkade, Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# 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
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 29th, 2025
Days on Market	6
Zoning	Zone 30
Condo Fee	\$536

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