# \$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

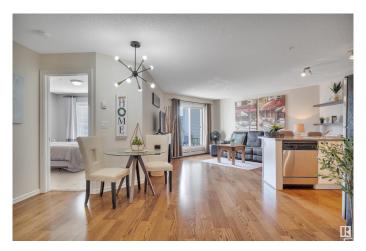
### **Essential Information**

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 2

Zoning Zone 30

Condo Fee \$536

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 May 1st, 2025 at 6:02am MDT