

Courtesy Of Thomas B Scott Of RE/MAX River City

## \$253,000 - 201 4407 23 Street, Edmonton

MLS® #E4433395

**\$253,000**

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® # E4433395

Price \$253,000



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	Closet Organizers, Exercise Room, Intercom, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	9
Zoning	Zone 30
Condo Fee	\$677

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Listing information last updated on May 9th, 2025 at 9:02pm MDT