\$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

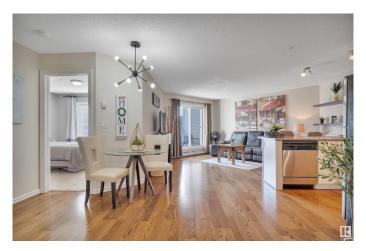
Essential Information

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 7:32pm MDT