

## **\$152,900 - 109 4403 23 Street, Edmonton**

MLS® #E4439569

**\$152,900**

1 Bedroom, 1.00 Bathroom, 647 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Pet friendly and just steps from shopping, dining, and everyday amenities! This charming main floor 1 bedroom, 1 bathroom condo offers convenience and comfort. The open-concept kitchen features modern cabinetry, ample counter space, and a breakfast bar perfect for casual meals. Durable vinyl plank flooring flows through the living area and leads to your own private patio—ideal for enjoying your morning coffee or evening unwind. The spacious primary bedroom includes a walk-through closet with direct access to the full bathroom. Enjoy the convenience of in-suite laundry and storage, plus an additional assigned storage space just across the hall. Parking Stall is right out front. This well-managed building includes a gym and social room for your enjoyment. Located close to public transportation and offering quick access to Whitemud Drive and Anthony Henday, commuting is a breeze. Whether you're a first-time buyer, investor, or downsizer, this affordable home offers excellent value and an unbeatable location.

Built in 2006

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4439569  |
| Price  | \$152,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 647                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 109 4403 23 Street |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 1E4            |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-Locker Room |
| Parking Spaces | 1                                                                                                                                                |
| Parking        | Stall                                                                                                                                            |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                             |
| # of Stories | 4                                                                                                  |
| Stories      | 1                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | None, No Basement                                                                                  |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Private Setting, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Velma Baker      |
| Middle     | Thelma Chalifoux |
| High       | J Percy Page     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 74             |
| Zoning         | Zone 30        |
| Condo Fee      | \$388          |

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Listing information last updated on August 11th, 2025 at 6:32pm MDT