

## \$209,900 - 316 4407 23 Street, Edmonton

MLS® #E4460113

**\$209,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

LOCATION! Bright CORNER executive condo with large wraparound balcony! All the conveniences just steps from shopping, parks, transportation, Whitemud & Henday. Fabulous open floorplan with surrounding bright South and East windows and sunny views in each room. Renovated with designer colors and gorgeous vinyl plank flooring throughout. Beautiful maple kitchen w/ plenty of cabinets and counters enjoying East morning views out window over sink. Dining area is off kitchen and good sized relaxing living room that walks onto amazing covered corner balcony with gas BBQ hookups to relax the summer and fall away. Kingsized master bedroom has him/her walk through closets and full ensuite. Good sized 2nd bedroom enjoys sunny south views, 4pc bath and insuite laundry complete the main floor. Assigned same floor extra storage area also included for extra room. ALSO, 2 TITLED parking stalls: 1 underground and 1 surface stall. Complex includes fitness centre. This RARE CORNER condo is bright and has it ALL!

Built in 2006

### Essential Information

MLS® # E4460113

Price \$209,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 861                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 316 4407 23 Street |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0B6            |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                                                  |
| Parking        | Stall, Underground                                                                                                 |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| 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, Vinyl                                                     |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, |

|              |                                                              |
|--------------|--------------------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                             |
| Construction | Wood, Vinyl                                                  |
| Foundation   | Concrete Perimeter                                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 30              |
| Condo Fee      | \$624                |

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Listing information last updated on October 6th, 2025 at 7:17pm MDT