

## \$143,800 - 313 4407 23 Street, Edmonton

MLS® #E4430259

**\$143,800**

1 Bedroom, 1.00 Bathroom, 639 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

WHY RENT WHEN YOU CAN OWN! This OUTSTANDING 640 sf. 1-bedroom condo with in-suite washer/dryer and 1-TITLED UNDERGROUND parking stall is the perfect starter home for a first time buyer or an astute investor wanting a property that is very rentable. In the desired community of Larkspur, this spacious condo features an open plan with a good sized kitchen, a built-in table area, a LARGE living room, and a generous master bedroom with a walk-thru closet to the main bathroom. Other highlights include a large deck with a BBQ gas-line, low condo fees, and the building is PET FRIENDLY! In a great south-east location, you are close to shopping, transit, the airport and have easy access to the Whitemud and Anthony Henday Freeways. MOVE IN READY AND WAITING FOR YOU!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430259  |
| Price          | \$143,800 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 639       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 313 4407 23 Street |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0B6            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Underground   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Microwave Hood Fan, 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 | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 21               |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$451   |

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 8:02pm MDT