

## \$324,900 - 11 4350 23 Street, Edmonton

MLS® #E4445688

**\$324,900**

3 Bedroom, 1.50 Bathroom, 1,219 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this beautiful 2-storey townhouse in a great location with super low condo fees! The main floor features an open-concept layout with a bright and spacious great room, complete with a cozy gas fireplace. The kitchen is perfect for entertaining, offering granite countertops, stainless steel appliances, and plenty of cabinet space. Enjoy the convenience of a single attached garage with direct entry into the home. Upstairs, you'll find three well-sized bedrooms, including a spacious primary, and a full bathroom—ideal for families, roommates, or guests. This home offers the perfect blend of comfort, function, and affordability in a sought-after community close to schools, parks, shopping, and transit. Don't miss your chance to own this fantastic property!

Built in 2003

### Essential Information

MLS® #	E4445688
Price	\$324,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,219
Acres	0.00



Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	11 4350 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X8

### **Amenities**

Amenities	Deck
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3

Zoning	Zone 30
Condo Fee	\$152

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Listing information last updated on July 6th, 2025 at 4:47am MDT