

\$350,000 - 28 4350 23 Street, Edmonton

MLS® #E4451764

\$350,000

3 Bedroom, 1.50 Bathroom, 1,221 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

A smart start in a prime location, this half-duplex offers unbeatable value and thoughtful upgrades like roof and flooring replaced in recent years. Located near Meadows Shopping and Transit Centre, this home is ideal for anyone seeking comfort and convenience. The bright main floor offers an island kitchen, cozy living area, and patio doors to a private backyard deck. Youâ€™ll love the main floor powder room and attached garage access. Upstairs includes three bedroomsâ€”one with a large walk-in closetâ€”and a full bath that separates the primary for extra privacy. Basement is open and ready for your ideas!

Built in 2003

Essential Information

MLS® #	E4451764
Price	\$350,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,221
Acres	0.00
Year Built	2003
Type	Condo / Townhouse



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	28 4350 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X8

Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Block, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Block, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	23
Zoning	Zone 30
Condo Fee	\$152

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