

## \$236,000 - 403 4403 23 Street, Edmonton

MLS® #E4462539

**\$236,000**

2 Bedroom, 2.00 Bathroom, 873 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Top-Floor Living with TWO Titled Parking Stalls! This bright and spacious 2-bedroom, 2-bath condo offers modern comfort and unbeatable convenience. Enjoy updated flooring and fresh paint throughout—no carpet anywhere! The open concept kitchen features a raised eating bar, perfect for casual dining and entertaining. Step outside onto your covered balcony, ideal for relaxing or enjoying your morning coffee year-round. You™ll also appreciate the convenience of in-suite laundry and an extra-large in-suite storage room (larger than most units!). Building amenities include a secured fitness center and a recreation room. Condo fees include heat and water for added value and peace of mind. Located just steps from groceries, shopping, restaurants, and a theater. Everything you need is right at your doorstep!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462539  |
| Price          | \$236,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 873       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 403 4403 23 Street |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0E4            |

### Amenities

|           |                                                                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Exercise Room, Intercom, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-In-Suite, See Remarks |
| Parking   | Parkade                                                                                                                                                                       |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas                                                  |
| # of Stories      | 4                                                                       |
| Stories           | 1                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | None, No Basement                                                       |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Vinyl                                         |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 30            |
| Condo Fee      | \$639              |

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Listing information last updated on October 31st, 2025 at 3:17am MDT