

## **\$324,900 - 91 4350 23 Street, Edmonton**

MLS® #E4445177

**\$324,900**

2 Bedroom, 2.50 Bathroom, 1,275 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Well-Maintained End-Unit Condo Backing Green Space! Welcome to this beautifully maintained 2-storey half-duplex offering the perfect blend of comfort, space, and privacy. This end-unit condo backs onto a serene green space, providing a peaceful and private setting rarely found. Step inside to discover a bright and inviting layout featuring 2 spacious bedrooms, 2.5 bathrooms, and a fully finished basement that offers incredible versatility—whether you need a third bedroom, home office, or a fantastic rec room, the space is ready to adapt to your needs. The large primary bedroom is a true retreat, complete with a newly renovated ensuite and generous closet space. You'll love the attached tall single garage, which provides excellent storage and convenience year-round. With a prime location, and thoughtful updates throughout, this home is ideal for first-time buyers, smart sizers, or anyone looking to enjoy low-maintenance living in a private and scenic setting. Don't miss your opportunity!

Built in 2003

### **Essential Information**

MLS® # E4445177

Price \$324,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,275             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 91 4350 23 Street |
| Area        | Edmonton          |
| Subdivision | Larkspur          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 1X8           |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Single Garage Attached                                                    |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 3                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Finished                                                                                             |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 30        |
| Condo Fee      | \$151          |

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Listing information last updated on July 5th, 2025 at 12:17am MDT