# \$149,900 - 117 4407 23 Street, Edmonton

MLS® #E4442992

### \$149,900

2 Bedroom, 1.00 Bathroom, 698 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

ATTENTION INVESTORS and FIRST TIME HOME BUYERS!! Welcome to this inviting GROUND-FLOOR CONDO in the desirable Larkspur neighbourhood! Have Kids? Its WALKING distance to TWO SCHOOLS! This 2-BEDROOM unit features a spacious primary suite with a WALK-THROUGH CLOSET leading to the 4-piece bathroom. Enjoy the convenience of in-suite laundry and a bright, open living space that leads to a private PATIO WITH DIRECT ACCESS TO GREEN SPACEâ€"perfect for small pets. Additional features include a TITLED PARKING STALL, SEPARATE STORAGE CAGE, and access to the BUILDING'S FITNESS ROOM on the 2nd floor. Condo fees include heat and water. Ideally located just steps from shopping, dining, and transit, this well-maintained condo offers comfort, convenience, and excellent value for first-time buyers, downsizers, or investors.

Built in 2006

#### **Essential Information**

MLS® # E4442992 Price \$149,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1







Square Footage 698
Acres 0.00
Year Built 2006

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 117 4407 23 Street

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0B6

#### **Amenities**

Amenities Closet Organizers, Deck, Exercise Room, Patio, Security Door, See

Remarks, Storage Cage

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Euro Washer/Dryer Combo, Refrigerator,

Stove-Electric, Window Coverings

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 18th, 2025

Days on Market 4

Zoning Zone 30

Condo Fee \$423

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