

## \$179,900 - 312 4407 23 Street, Edmonton

MLS® #E4433352

**\$179,900**

1 Bedroom, 1.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

**IMMEDIATE POSSESSION! MODERN VIBES! UNDERGROUND PARKING!** Is this a showhome!? This 1 Bed + DEN executively styled unit exudes posh decor & is perfect for first time buyers, investors, or down sizers! An open concept living / dining / kitchen space boasts ample natural light & perfect for entertaining your friends. U shaped kitchen, S/S appliances, hardwood flooring, & electric fireplace is cozy for movie nights. Spacious primary bed w/ walkthrough closet & 4 pce bath cheater bath is conveniently designed for quick access. DEN / HOME office is perfect for working from home or extra storage, w/ laundry room too! **UNDERGROUND HEATED parking & 3' x 8' storage cage on the 3rd floor** too for your golf clubs or bicycle! Located only blocks to the Whitemud & quick access to amenities, shopping & entertainment at Riocan Meadows Shopping Centre, the location is superb. Furniture is negotiable. A must see!

Built in 2006

### Essential Information

MLS® #	E4433352
Price	\$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	770
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	312 4407 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B6

### Amenities

Amenities	Exercise Room, No Animal Home, Parking-Visitor, Party Room, Security Door, Storage-Locker Room
Parking	Heated, Parkade, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	April 29th, 2025
Days on Market	4
Zoning	Zone 30
Condo Fee	\$536

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