

# **\$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 | 3                |
| Zoning         | Zone 30          |
| Condo Fee      | \$536            |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT