

\$309,900 - 11 4350 23 Street, Edmonton

MLS® #E4445688

\$309,900

3 Bedroom, 1.50 Bathroom, 1,219 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this beautiful 2-storey townhouse in a great location with super low condo fees! The main floor features an open-concept layout with a bright and spacious great room, complete with a cozy gas fireplace. The kitchen is perfect for entertaining, offering granite countertops, stainless steel appliances, and plenty of cabinet space. Enjoy the convenience of a single attached garage with direct entry into the home. Upstairs, you'll find three well-sized bedrooms, including a spacious primary, and a full bathroom—ideal for families, roommates, or guests. This home offers the perfect blend of comfort, function, and affordability in a sought-after community close to schools, parks, shopping, and transit. Don't miss your chance to own this fantastic property!

Built in 2003

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445688 |
| Price | \$309,900 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,219 |
| Acres | 0.00 |



| | |
|------------|-------------------|
| Year Built | 2003 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 11 4350 23 Street |
| Area | Edmonton |
| Subdivision | Larkspur |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1X8 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 7 |

| | |
|-----------|---------|
| Zoning | Zone 30 |
| Condo Fee | \$152 |

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Listing information last updated on July 10th, 2025 at 4:03pm MDT