

Courtesy Of Thomas B Scott Of RE/MAX River City

\$237,900 - 201 4407 23 Street, Edmonton

MLS® #E4451353

\$237,900

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

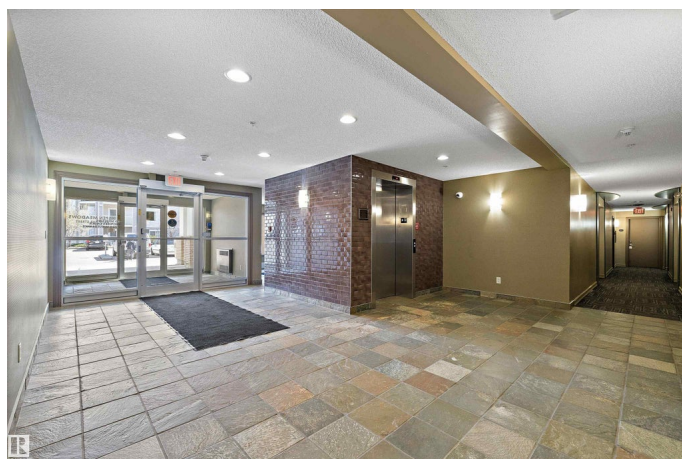
Larkspur, Edmonton, AB

Step into this spacious 1,034 sq ft home, thoughtfully designed for both comfort and modern living. The open-concept floor plan is filled with natural light from large windows, creating a warm and inviting space. A generous foyer welcomes you which leads into the stylish kitchen - featuring brand-new quartz countertops, a sleek tile backsplash, stainless steel appliances, and a convenient eating barâ€”perfect for hosting. The expansive living room offers layout versatility and flows seamlessly onto your private southwest-facing patio, ideal for summer BBQs, gardening or relaxing outdoors. This well-appointed home includes two spacious bedrooms, including a primary retreat with a walk-through closet and private 3-piece ensuite, plus a second full bathroom. Additional highlights include titled heated underground parking, brand-new in-suite laundry, and an oversized storage cage with an exercise room just down the hall. Perfectly located just steps from shopping, dining, & public transit!

Built in 2006

Essential Information

MLS® #	E4451353
Price	\$237,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	201 4407 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B9

Amenities

Amenities	Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-Locker Room, Vinyl Windows
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# 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,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 6th, 2025
Days on Market	2
Zoning	Zone 30
Condo Fee	\$721

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 8th, 2025 at 6:17am MDT