

\$236,000 - 403 4403 23 Street, Edmonton

MLS® #E4462539

\$236,000

2 Bedroom, 2.00 Bathroom, 873 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Top-Floor Living with TWO Titled Parking Stalls! This bright and spacious 2-bedroom, 2-bath condo offers modern comfort and unbeatable convenience. Enjoy updated flooring and fresh paint throughout—no carpet anywhere! The open concept kitchen features a raised eating bar, perfect for casual dining and entertaining. Step outside onto your covered balcony, ideal for relaxing or enjoying your morning coffee year-round. You™ll also appreciate the convenience of in-suite laundry and an extra-large in-suite storage room (larger than most units!). Building amenities include a secured fitness center and a recreation room. Condo fees include heat and water for added value and peace of mind. Located just steps from groceries, shopping, restaurants, and a theater. Everything you need is right at your doorstep!

Built in 2006

Essential Information

MLS® #	E4462539
Price	\$236,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	873



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

Community Information

Address	403 4403 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E4

Amenities

Amenities	Off Street Parking, Exercise Room, Intercom, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-In-Suite, See Remarks
Parking	Parkade

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 16th, 2025

Days on Market 4

Zoning Zone 30

Condo Fee \$639

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