

## \$143,800 - 313 4407 23 Street, Edmonton

MLS® #E4430259

**\$143,800**

1 Bedroom, 1.00 Bathroom, 639 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

WHY RENT WHEN YOU CAN OWN! This OUTSTANDING 640 sf. 1-bedroom condo with in-suite washer/dryer and 1-TITLED UNDERGROUND parking stall is the perfect starter home for a first time buyer or an astute investor wanting a property that is very rentable. In the desired community of Larkspur, this spacious condo features an open plan with a good sized kitchen, a built-in table area, a LARGE living room, and a generous master bedroom with a walk-thru closet to the main bathroom. Other highlights include a large deck with a BBQ gas-line, low condo fees, and the building is PET FRIENDLY! In a great south-east location, you are close to shopping, transit, the airport and have easy access to the Whitemud and Anthony Henday Freeways. MOVE IN READY AND WAITING FOR YOU!

Built in 2006

### Essential Information

MLS® #	E4430259
Price	\$143,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	639
Acres	0.00



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

### Community Information

Address	313 4407 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B6

### Amenities

Amenities	Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Underground

### Interior

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 10th, 2025
Days on Market	20

Zoning	Zone 30
Condo Fee	\$451

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