

# \$149,900 - 117 4407 23 Street, Edmonton

MLS® #E4442992

**\$149,900**

2 Bedroom, 1.00 Bathroom, 698 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

ATTENTION INVESTORS and FIRST TIME HOME BUYERS!! Welcome to this inviting GROUND-FLOOR CONDO in the desirable Larkspur neighbourhood! Have Kids? Its WALKING distance to TWO SCHOOLS! This 2-BEDROOM unit features a spacious primary suite with a WALK-THROUGH CLOSET leading to the 4-piece bathroom. Enjoy the convenience of in-suite laundry and a bright, open living space that leads to a private PATIO WITH DIRECT ACCESS TO GREEN SPACE—perfect for small pets. Additional features include a TITLED PARKING STALL, SEPARATE STORAGE CAGE, and access to the BUILDING'S FITNESS ROOM on the 2nd floor. Condo fees include heat and water. Ideally located just steps from shopping, dining, and transit, this well-maintained condo offers comfort, convenience, and excellent value for first-time buyers, downsizers, or investors.

Built in 2006

## Essential Information

MLS® #	E4442992
Price	\$149,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	698
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	117 4407 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B6

### Amenities

Amenities	Closet Organizers, Deck, Exercise Room, Patio, Security Door, See Remarks, Storage Cage
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 18th, 2025
Days on Market	13
Zoning	Zone 30
Condo Fee	\$423

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Listing information last updated on July 1st, 2025 at 2:03pm MDT