

## \$214,900 - 314 4403 23 Street, Edmonton

MLS® #E4448882

**\$214,900**

2 Bedroom, 2.00 Bathroom, 880 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this beautiful South West exposure, third-floor, 2 bedrooms, 2 bathrooms condo, located in Aspen Meadows complex, in the community of Larkspur. This stunning unit boasts 880 sq. ft. of modern & stylish living space. As you step inside, you'll immediately notice the spacious and open-concept layout. The bright living room lets in plenty of natural light, creating a warm & inviting atmosphere. The kitchen comes w/ white appliances, plenty of cabinets & countertop space for all your storage needs. The Primary is well-sized, offers ample of closet space, and 3pc en-suite. In-suite laundry w/storage ensuring maximum convenience & ease. Title underground parking. The complex is well-maintained and features many amenities, including exercise and social rooms. Perfect for the first time buyers or investors. Located in the heart of Larkspur, this condo is just steps away from all the amenities you need, including schools, parks, shopping, and restaurants. Quick access to the Whitemud & Anthony Henday.

Built in 2006

### Essential Information

MLS® # E4448882

Price \$214,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	880
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	314 4403 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E4

### **Amenities**

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

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	58
Zoning	Zone 30
Condo Fee	\$624

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Listing information last updated on September 17th, 2025 at 8:02pm MDT