

\$324,900 - 11 4350 23 Street, Edmonton

MLS® #E4445688

\$324,900

3 Bedroom, 1.50 Bathroom, 1,219 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this beautiful 2-storey townhouse in a great location with super low condo fees! The main floor features an open-concept layout with a bright and spacious great room, complete with a cozy gas fireplace. The kitchen is perfect for entertaining, offering granite countertops, stainless steel appliances, and plenty of cabinet space. Enjoy the convenience of a single attached garage with direct entry into the home. Upstairs, you'll find three well-sized bedrooms, including a spacious primary, and a full bathroom—ideal for families, roommates, or guests. This home offers the perfect blend of comfort, function, and affordability in a sought-after community close to schools, parks, shopping, and transit. Don't miss your chance to own this fantastic property!

Built in 2003

Essential Information

MLS® #	E4445688
Price	\$324,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,219
Acres	0.00



Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	11 4350 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X8

Amenities

Amenities	Deck
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 3rd, 2025
Days on Market	1

Zoning	Zone 30
Condo Fee	\$152

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