

## **\$319,900 - 34 4020 21 Street, Edmonton**

MLS® #E4449460

**\$319,900**

3 Bedroom, 1.50 Bathroom, 1,251 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Larkspur! This well-maintained lovely half-duplex boasts a total living space of 1,250 sqft above-ground plus 405 sqft basement! You are welcomed into the main floor w/ a large open-concept living space featuring well-lit living room, a spacious dining area w/ sliding doors leading to fully-fenced backyard ! The ISLAND KITCHEN gives you a BREAKFAST NOOK, TONS OF CABINET STORAGE! A 2-pc. bath offers convenience on the main flr! Upstairs features 3 bedrooms w/ a common 4-pc bath! The Primary bedroom offers a spacious walk-in closet! The FINISHED BASEMENT offers a large REC ROOM ready for your personal interior decor ideas! Use it as a family room for movie nights or set up your own personal gym! This one-of-a-kind gem is perfect for first time home buyers or investor that wants to expand his real estate portfolio! Ready to move in! Close to schools, shopping, parks & playground & transportation!

Built in 2002

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4449460  |
| Price     | \$319,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,251             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 34 4020 21 Street |
| Area        | Edmonton          |
| Subdivision | Larkspur          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 1T8           |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Patio, See Remarks |
| Parking   | Single Garage Attached                              |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 3                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Partially Finished                                                           |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                      |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 30         |
| Condo Fee      | \$247           |

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Listing information last updated on August 2nd, 2025 at 5:32pm MDT