

## \$305,000 - 16 4350 23 Street, Edmonton

MLS® #E4437852

**\$305,000**

2 Bedroom, 2.50 Bathroom, 1,222 sqft

Condo / Townhouse on 0.00 Acres

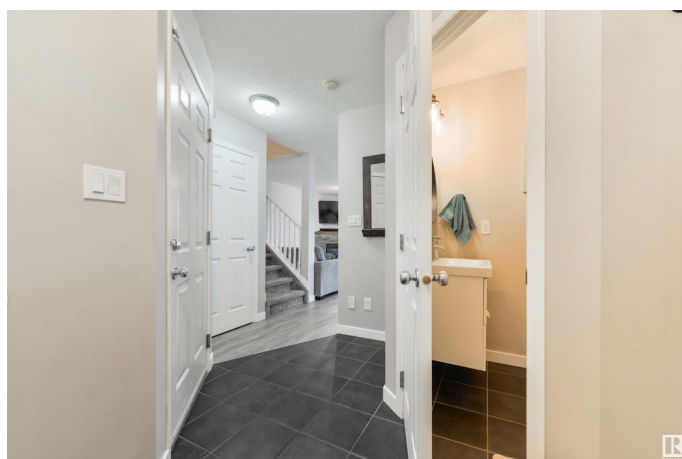
Larkspur, Edmonton, AB

Park-side END-UNIT half-duplex radiates pride of ownership! Extra windows soak in sun & highlight the neighbouring green belt, while K-9 schools sit right across the street. Main floor showcases fresh paint, new tile foyer, updated floors, corner gas fireplace and a bright kitchen that flows to a SOUTH-FACING, fully landscaped yard with brand-new fence. Three baths totalâ€”handy powder on main, soothing Jacuzzi up in the ensuite, an additional full bath on the top floor, and a finished basement that adds a rec room and storage. Two king-size bedrooms enjoy vaulted light; newer hot-water tank and attached garage boost peace of mind. Walk to restaurants, buses, and ample playgrounds; Whitemud & Anthony Henday are minutes away for an easy city commute. Listed at \$305K, this home delivers with amazing location, superior upgrades, and an unbeatable lifestyle. You won't find more value anywhere close!

Built in 2003

### Essential Information

MLS® #	E4437852
Price	\$305,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	16 4350 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1T8

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Recreation Use, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	Zone 30
Condo Fee	\$152

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Listing information last updated on May 25th, 2025 at 8:17am MDT