

## \$160,000 - 207 4403 23 Street, Edmonton

MLS® #E4438675

**\$160,000**

1 Bedroom, 1.00 Bathroom, 667 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Fresh paint and new vinyl flooring highlight this second floor, one bedroom, one bathroom, one owner residence in Aspen Meadows 2. As you walk through the front door you are welcomed into the spacious, open concept kitchen/living room. The kitchen boasts plenty of cabinet and counter space as well as an eating bar. This entire condo has an exceptionally bright and airy feel thanks to the natural light pouring in through the glass doors that lead you to the private south facing patio. The primary suite is also spacious and bright with another large south facing window and a walk through closet which takes you to the attractive and clean ensuite / main bath. So many convenient features, like: a titled secure underground heated parking stall, in-suite laundry, exclusive use (out of suite) storage area, and a common gym space. Top it all off with an ideal location close to amenities: groceries, dining, shopping, transit, parks, schools, major roadways, and more. You'll want to take a look at this one!

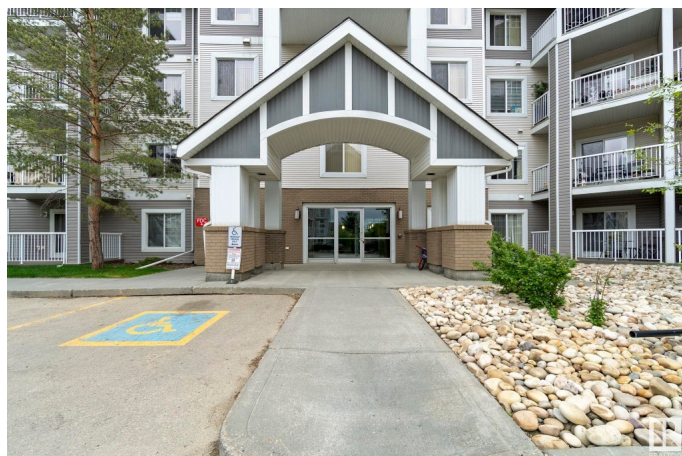
Built in 2006

### Essential Information

MLS® # E4438675

Price \$160,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	667
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	207 4403 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E4

### Amenities

Amenities	Off Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Secured Parking, Storage-In-Suite, Storage-Locker Room, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	8
Zoning	Zone 30
Condo Fee	\$472

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Listing information last updated on June 4th, 2025 at 2:19pm MDT