

# \$236,000 - 403 4403 23 Street, Edmonton

MLS® #E4462539

**\$236,000**

2 Bedroom, 2.00 Bathroom, 873 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Top-Floor Living with TWO Titled Parking Stalls! This bright and spacious 2-bedroom, 2-bath condo offers modern comfort and unbeatable convenience. Enjoy updated flooring and fresh paint throughout—no carpet anywhere! The open concept kitchen features a raised eating bar, perfect for casual dining and entertaining. Step outside onto your covered balcony, ideal for relaxing or enjoying your morning coffee year-round. You™ll also appreciate the convenience of in-suite laundry and an extra-large in-suite storage room (larger than most units!). Building amenities include a secured fitness center and a recreation room. Condo fees include heat and water for added value and peace of mind. Located just steps from groceries, shopping, restaurants, and a theater. Everything you need is right at your doorstep!

Built in 2006

## Essential Information

MLS® #	E4462539
Price	\$236,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	873



Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	403 4403 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E4

### **Amenities**

Amenities	Off Street Parking, Exercise Room, Intercom, Parking-Extra, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-In-Suite, See Remarks
Parking	Parkade

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 16th, 2025
Days on Market	10
Zoning	Zone 30
Condo Fee	\$639

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