

## \$214,900 - 314 4403 23 Street, Edmonton

MLS® #E4448882

**\$214,900**

2 Bedroom, 2.00 Bathroom, 880 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this beautiful South West exposure, third-floor, 2 bedrooms, 2 bathrooms condo, located in Aspen Meadows complex, in the community of Larkspur. This stunning unit boasts 880 sq. ft. of modern & stylish living space. As you step inside, you'll immediately notice the spacious and open-concept layout. The bright living room lets in plenty of natural light, creating a warm & inviting atmosphere. The kitchen comes w/ white appliances, plenty of cabinets & countertop space for all your storage needs. The Primary is well-sized, offers ample of closet space, and 3pc en-suite. In-suite laundry w/storage ensuring maximum convenience & ease. Title underground parking. The complex is well-maintained and features many amenities, including exercise and social rooms. Perfect for the first time buyers or investors. Located in the heart of Larkspur, this condo is just steps away from all the amenities you need, including schools, parks, shopping, and restaurants. Quick access to the Whitemud & Anthony Henday.

Built in 2006

### Essential Information

MLS® # E4448882

Price \$214,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 880                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 314 4403 23 Street |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0E4            |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Exercise Room, No Smoking Home, Parking-Visitor |
| Parking   | Underground                                     |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | See Remarks                                                                                                   |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 63              |
| Zoning         | Zone 30         |
| Condo Fee      | \$624           |

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Listing information last updated on September 22nd, 2025 at 7:17pm MDT