

## **\$324,900 - 91 4350 23 Street, Edmonton**

MLS® #E4445177

**\$324,900**

2 Bedroom, 2.50 Bathroom, 1,275 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Well-Maintained End-Unit Condo Backing Green Space! Welcome to this beautifully maintained 2-storey half-duplex offering the perfect blend of comfort, space, and privacy. This end-unit condo backs onto a serene green space, providing a peaceful and private setting rarely found. Step inside to discover a bright and inviting layout featuring 2 spacious bedrooms, 2.5 bathrooms, and a fully finished basement that offers incredible versatility—whether you need a third bedroom, home office, or a fantastic rec room, the space is ready to adapt to your needs. The large primary bedroom is a true retreat, complete with a newly renovated ensuite and generous closet space. You'll love the attached tall single garage, which provides excellent storage and convenience year-round. With a prime location, and thoughtful updates throughout, this home is ideal for first-time buyers, smart sizers, or anyone looking to enjoy low-maintenance living in a private and scenic setting. Don't miss your opportunity!

Built in 2003

### **Essential Information**

MLS® # E4445177

Price \$324,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	91 4350 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X8

### Amenities

Amenities	Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	15
Zoning	Zone 30
Condo Fee	\$151

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