# \$152,900 - 109 4403 23 Street, Edmonton

MLS® #E4439569

#### \$152,900

1 Bedroom, 1.00 Bathroom, 647 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Pet friendly and just steps from shopping, dining, and everyday amenities! This charming main floor 1 bedroom, 1 bathroom condo offers convenience and comfort. The open-concept kitchen features modern cabinetry, ample counter space, and a breakfast bar perfect for casual meals. Durable vinyl plank flooring flows through the living area and leads to your own private patioâ€"ideal for enjoying your morning coffee or evening unwind. The spacious primary bedroom includes a walk-through closet with direct access to the full bathroom. Enjoy the convenience of in-suite laundry and storage, plus an additional assigned storage space just across the hall. Parking Stall is right out front. This well-managed building includes a gym and social room for your enjoyment. Located close to public transportation and offering quick access to Whitemud Drive and Anthony Henday, commuting is a breeze. Whether you're a first-time buyer, investor, or downsizer, this affordable home offers excellent value and an unbeatable location.

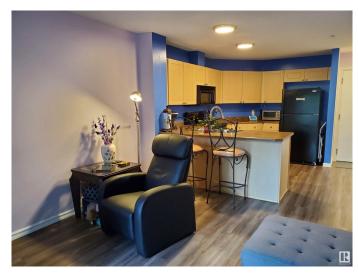


# **Essential Information**

MLS® # E4439569 Price \$152,900







Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 647

Acres 0.00

Year Built 2006

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 109 4403 23 Street

Area Edmonton

Subdivision Larkspur

City Edmonton

County ALBERTA

Province AB

Postal Code T6T 1E4

#### **Amenities**

Amenities Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Recreation

Room/Centre, Secured Parking, Security Door, Social Rooms,

Storage-Locker Room

Parking Spaces 1

Parking Stall

## Interior

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Hot Water, Natural Gas

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Private Setting, Public Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Velma Baker

Middle Thelma Chalifoux

High J Percy Page

#### **Additional Information**

Date Listed May 29th, 2025

Days on Market 29

Zoning Zone 30

Condo Fee \$388

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Listing information last updated on June 27th, 2025 at 6:17pm MDT