

\$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 | 8 |
| Zoning | Zone 30 |
| Condo Fee | \$151 |

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