

## \$227,900 - 219 4407 23 Street, Edmonton

MLS® #E4456016

**\$227,900**

2 Bedroom, 2.00 Bathroom, 1,044 sqft  
Condo / Townhouse on 0.00 Acres

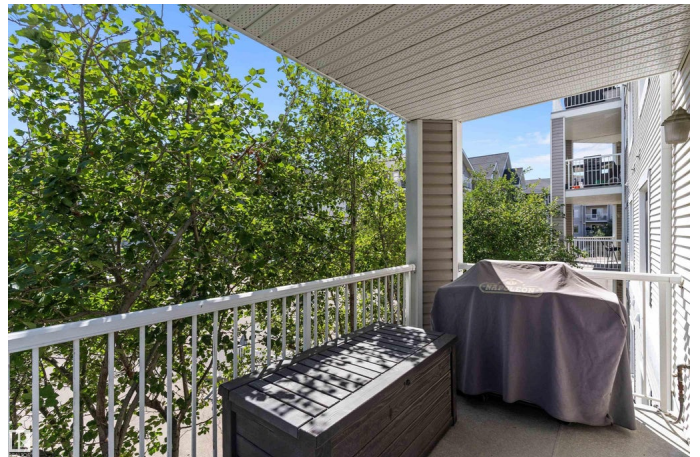
Larkspur, Edmonton, AB

Check out this fantastic corner unit—a beautifully maintained 2 bed, 2 bath condo in South Edmonton offering nearly 1100 sq ft of stylish, functional living space. Enjoy a bright open-concept layout with a spacious entryway and a built-in nook perfect for a home office setup. The smart floorplan places the bedrooms on opposite sides for added privacy, with the primary suite featuring a generous walk-through closet and a 3-piece ensuite with a large shower. The upgraded U-shaped kitchen boasts rich cherry cabinets, a tile backsplash, and a cozy breakfast bar. This unit includes 2 titled parking stalls (1 underground, 1 surface), a same-floor storage locker, a generous, private balcony and optional furnishings like a full living room set, desk, and bedroom furniture—just move in and enjoy! Conveniently located near the side entrance and just steps from all of life's necessities including shopping, restaurants and more! Truly one of the best condos in the area—don't miss this one!

Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456016  |
| Price    | \$227,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,044                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 219 4407 23 Street |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0B6            |

### Amenities

|                |                                                                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Intercom, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, Storage Cage |
| Parking Spaces | 2                                                                                                                                                                             |
| Parking        | Stall, Underground                                                                                                                                                            |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Washer, Window Coverings |
| Heating           | Baseboard, Water                                                                                             |
| # of Stories      | 4                                                                                                            |
| Stories           | 1                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                              |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Schools, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Brick, Vinyl           |
| Foundation   | Concrete Perimeter           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 62                  |
| Zoning         | Zone 30             |
| Condo Fee      | \$736               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 9:02pm MST