

## \$304,999 - 15 4350 23 Street, Edmonton

MLS® #E4451792

**\$304,999**

2 Bedroom, 2.50 Bathroom, 1,218 sqft

Condo / Townhouse on 0.00 Acres

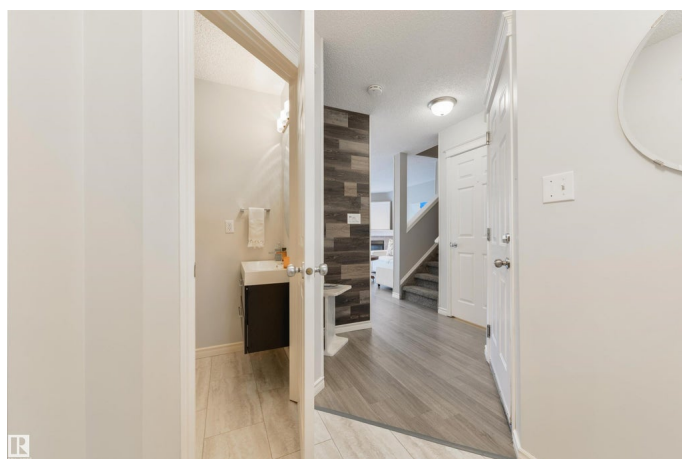
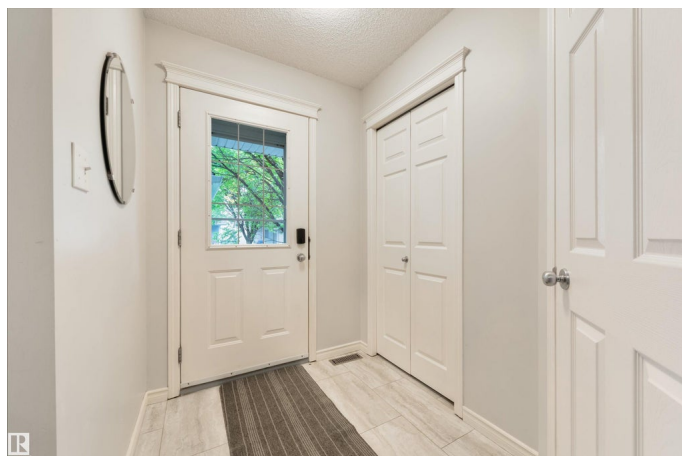
Larkspur, Edmonton, AB

Park-side end-unit half-duplex radiates pride of ownership! Expansive windows fill the home with sunshine and frame views of the green belt, with K-9 schools right across the street. Inside, enjoy fresh paint, updated flooring, a cozy corner gas fireplace, and a bright kitchen flowing to a south-facing, fully landscaped yard with brand-new fence—perfect for summer BBQs. Three baths include a main-floor powder room, full ensuite, and another upstairs. The finished basement adds a spacious rec room and storage, while two king-sized bedrooms feature walk-in closets. Newer hot-water tank and attached garage offer peace of mind. Walk to restaurants, bus stops, and playgrounds; Whitemud & Anthony Henday are seconds away for an easy commute. At \$305K, this home delivers prime location, quality upgrades, and an unbeatable lifestyle—nothing compares at this price!

Built in 2003

### Essential Information

MLS® #	E4451792
Price	\$304,999
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,218
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	15 4350 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1T8

### Amenities

Amenities	On Street Parking, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking
Parking	Front Drive Access, Parking Pad Cement/Paved, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 30
Condo Fee	\$152

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Listing information last updated on August 8th, 2025 at 1:17am MDT