

## \$329,000 - 84 4350 23 Street, Edmonton

MLS® #E4433819

**\$329,000**

3 Bedroom, 1.50 Bathroom, 1,302 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this newly renovated townhouse located in the vibrant and family-friendly community of Larkspur. Perfect for first-time homebuyers or savvy investors, this move-in-ready home features an attached single garage and three spacious bedrooms on the upper level. Recent upgrades include fresh paint throughout, a brand-new furnace, updated locks and doors, and modernized bathroom fixtures and toilets. Enjoy the generous room sizes, low-maintenance living, and very low condo fees. Set in a welcoming neighborhood, this home is just steps from public transportation, parks, public and Catholic schools, major shopping centers, and dining options. With easy access to both Anthony Henday Drive and Whitemud Freeway, commuting is a breeze. A perfect blend of value, location, and lifestyle—don't miss this fantastic opportunity!

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433819  |
| Price      | \$329,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,302             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 84 4350 23 Street |
| Area        | Edmonton          |
| Subdivision | Larkspur          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 1X8           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$150   |

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Listing information last updated on May 3rd, 2025 at 2:32pm MDT