

\$305,000 - 16 4350 23 Street, Edmonton

MLS® #E4437852

\$305,000

2 Bedroom, 2.50 Bathroom, 1,222 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Park-side END-UNIT half-duplex radiates pride of ownership! Extra windows soak in sun & highlight the neighbouring green belt, while K-9 schools sit right across the street. Main floor showcases fresh paint, new tile foyer, updated floors, corner gas fireplace and a bright kitchen that flows to a SOUTH-FACING, fully landscaped yard with brand-new fence. Three baths total—handy powder on main, soothing Jacuzzi up in the ensuite, an additional full bath on the top floor, and a finished basement that adds a rec room and storage. Two king-size bedrooms enjoy vaulted light; newer hot-water tank and attached garage boost peace of mind. Walk to restaurants, buses, and ample playgrounds; Whitemud & Anthony Henday are minutes away for an easy city commute. Listed at \$305K, this home delivers with amazing location, superior upgrades, and an unbeatable lifestyle. You won't find more value anywhere close!



Built in 2003

Essential Information

MLS® #	E4437852
Price	\$305,000
Bedrooms	2
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	16 4350 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1T8

Amenities

Amenities	Deck, Exterior Walls- 2"x6", Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Recreation Use, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 22nd, 2025
Days on Market	19
Zoning	Zone 30
Condo Fee	\$152

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