# \$143,800 - 313 4407 23 Street, Edmonton

MLS® #E4430259

### \$143,800

1 Bedroom, 1.00 Bathroom, 639 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

WHY RENT WHEN YOU CAN OWN! This OUTSTANDING 640 sf. 1-bedroom condo with in-suite washer/dryer and 1-TITLED UNDERGROUND parking stall is the perfect starter home for a first time buyer or an astute investor wanting a property that is very rentable. In the desired community of Larkspur, this spacious condo features an open plan with a good sized kitchen, a built-in table area, a LARGE living room, and a generous master bedroom with a walk-thru closet to the main bathroom. Other highlights include a large deck with a BBQ gas-line, low condo fees, and the building is PET FRIENDLY! In a great sosuth-east location, you are close to shopping, transit, the airport and have easy acces to the Whitemud and Anthony Henday Freeways. MOVE IN READY AND WAITING FOR YOU!

Built in 2006

# **Essential Information**

MLS® # E4430259

Price \$143,800

Bedrooms 1

Bathrooms 1.00

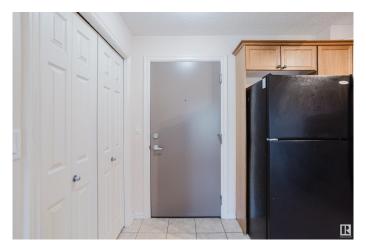
Full Baths 1

Square Footage 639

Acres 0.00







Year Built 2006

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 313 4407 23 Street

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0B6

#### **Amenities**

Amenities Deck, Exercise Room, No Animal Home, No Smoking Home,

Parking-Visitor

Parking Underground

#### Interior

Appliances Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, Public Swimming Pool, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 10th, 2025

Days on Market 9

Zoning Zone 30

Condo Fee \$451

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