

## \$229,702 - 315 4403 23 Street, Edmonton

MLS® #E4445436

**\$229,702**

2 Bedroom, 2.00 Bathroom, 1,032 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

OVER 1000Sq Ft OPEN CONCEPT....2 BED/2 BATHS...NEWER LAMINATE FLOORING...TWO TITLED PARKING (one surface, one underground)...GREAT SIZE BALCONY!...~!WELCOME HOME!~ This unit is bright and inviting, with its east and north exposures. Living room is a great size, and has an added bonus office area by the foyer, or extra space for the dining area. The U-shaped kitchen has lots of cabinetry, eating bar, and open to the living room. Completing this unit we have the large primary bdrm with a walk through closet & a 3 piece ensuite, another good sized bdrm and 4 piece main bathroom. Bonus features are in-suite laundry, 1 underground parking, 1 outdoor stall, & lastly your own convenient storage room on the same floor as the unit! Enjoy the amenities including social room and exercise room. Enjoy the ease of condo living in Aspen Meadows!

Built in 2006

### Essential Information

MLS® #	E4445436
Price	\$229,702
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,032
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	315 4403 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E4

### Amenities

Amenities	Exercise Room, Intercom, Parking-Visitor, Secured Parking, Social Rooms, Storage-Locker Room, See Remarks
Parking	Heated, Parkade, Stall, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, See Remarks
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	11
Zoning	Zone 30
Condo Fee	\$698

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 July 13th, 2025 at 9:17am MDT