

## \$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	4

Zoning	Zone 30
Condo Fee	\$150

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 May 5th, 2025 at 8:32pm MDT