

**\$304,999 - 15 4350 23 Street, Edmonton**

MLS® #E4451792

**\$304,999**

2 Bedroom, 2.50 Bathroom, 1,218 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Park-side end-unit half-duplex radiates pride of ownership! Expansive windows fill the home with sunshine and frame views of the green belt, with Kâ€™9 schools right across the street. Inside, enjoy fresh paint, updated flooring, a cozy corner gas fireplace, and a bright kitchen flowing to a south-facing, fully landscaped yard with brand-new fenceâ€™perfect for summer BBQs. Three baths include a main-floor powder room, full ensuite, and another upstairs. The finished basement adds a spacious rec room and storage, while two king-sized bedrooms feature walk-in closets. Newer hot-water tank and attached garage offer peace of mind. Walk to restaurants, bus stops, and playgrounds; Whitemud & Anthony Henday are seconds away for an easy commute. At \$305K, this home delivers prime location, quality upgrades, and an unbeatable lifestyleâ€™nothing compares at this price!

Built in 2003

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4451792  |
| Price      | \$304,999 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,218             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15 4350 23 Street |
| Area        | Edmonton          |
| Subdivision | Larkspur          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 1T8           |

### Amenities

|           |                                                                                                                                                |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking |
| Parking   | Front Drive Access, Parking Pad Cement/Paved, Single Garage Attached                                                                           |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 30          |
| Condo Fee      | \$152            |

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Listing information last updated on August 26th, 2025 at 1:48pm MDT