

Courtesy Of Monica M Arango Of Rite Realty

## \$339,900 - 43 4350 23 Street, Edmonton

MLS® #E4442847

**\$339,900**

4 Bedroom, 2.50 Bathroom, 1,287 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Your Family's Dream Home Awaits in Larkspur: Discover spacious living where memories are made every day. This stunning 3+1 bedroom, 2.5-bathroom duplex in Larkspur offers 1,800 sqft of designed living space that perfectly accommodates growing families. With recent renovations, including a 20-year shingles warranty, SS appliances, and more, this move-in-ready home eliminates the stress of the homeownership transition. The thoughtful layout features 4 generous bedrooms that provide ample space for your family to flourish the single attached garage and the fully finished basement can be transformed into your family's personal entertainment headquarters or an additional four bedrooms. Location advantages set this property apart from the competition. Just a 5minute walk to the Superstore, your children will enjoy the safety and convenience of a 10-minute stroll to Velma Baker School, 3 minutes to Whitemud Drive, and Larkspur Park,all within easy reach. This property represents exceptional value in today' Marke

Built in 2003

### Essential Information

MLS® # E4442847

Price \$339,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,287             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 43 4350 23 Street |
| Area        | Edmonton          |
| Subdivision | Larkspur          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 1X8           |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Hot Water Natural Gas, Parking-Visitor |
| Parking   | Single Garage Attached                                          |

### Interior

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

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Fruit Trees/Shrubs, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |

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

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Velma Baker School         |
| Middle     | Thelma Chalifoux School    |
| High       | Elder Dr. Francis Whiskeyj |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 47              |
| Zoning         | Zone 30         |
| Condo Fee      | \$152           |

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Listing information last updated on August 3rd, 2025 at 5:02pm MDT