

\$305,000 - 16 4350 23 Street, Edmonton

MLS® #E4437852

\$305,000

2 Bedroom, 2.50 Bathroom, 1,222 sqft

Condo / Townhouse on 0.00 Acres

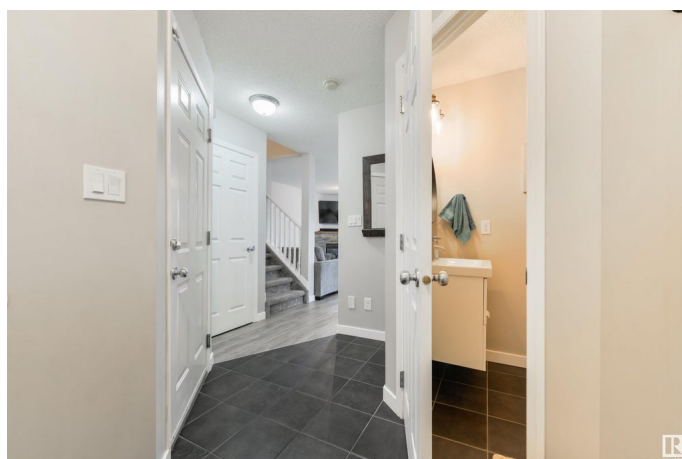
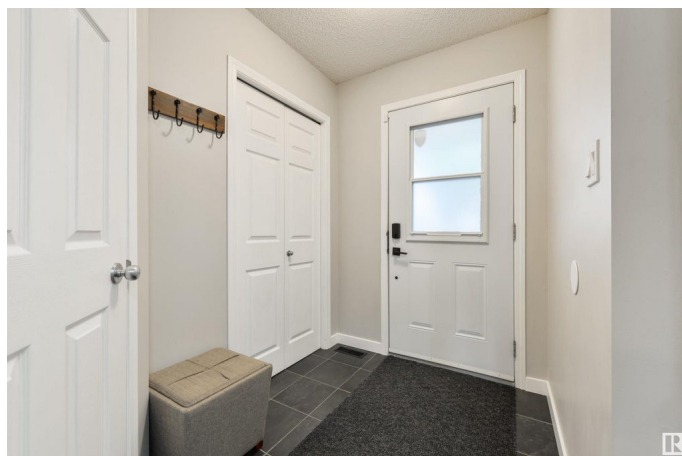
Larkspur, Edmonton, AB

Park-side END-UNIT half-duplex radiates pride of ownership! Extra windows soak in sun & highlight the neighbouring green belt, while K-9 schools sit right across the street. Main floor showcases fresh paint, new tile foyer, updated floors, corner gas fireplace and a bright kitchen that flows to a SOUTH-FACING, fully landscaped yard with brand-new fence. Three baths totalâ€”handy powder on main, soothing Jacuzzi up in the ensuite, an additional full bath on the top floor, and a finished basement that adds a rec room and storage. Two king-size bedrooms enjoy vaulted light; newer hot-water tank and attached garage boost peace of mind. Walk to restaurants, buses, and ample playgrounds; Whitemud & Anthony Henday are minutes away for an easy city commute. Listed at \$305K, this home delivers with amazing location, superior upgrades, and an unbeatable lifestyle. You won't find more value anywhere close!

Built in 2003

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4437852 |
| Price | \$305,000 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |



| | |
|----------------|-------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,222 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 16 4350 23 Street |
| Area | Edmonton |
| Subdivision | Larkspur |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1T8 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Exterior Walls- 2"x6", Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Recreation Use, Schools, Shopping Nearby, Vegetable Garden |
| Roof | Asphalt Shingles |

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 15 |
| Zoning | Zone 30 |
| Condo Fee | \$152 |

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Listing information last updated on June 6th, 2025 at 9:48am MDT