

\$219,000 - 219 4407 23 Street, Edmonton

MLS® #E4456016

\$219,000

2 Bedroom, 2.00 Bathroom, 1,044 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Check out this fantastic corner unit—a beautifully maintained 2 bed, 2 bath condo in South Edmonton offering nearly 1100 sq ft of stylish, functional living space. Enjoy a bright open-concept layout with a spacious entryway and a built-in nook perfect for a home office setup. The smart floorplan places the bedrooms on opposite sides for added privacy, with the primary suite featuring a generous walk-through closet and a 3-piece ensuite with a large shower. The upgraded U-shaped kitchen boasts rich cherry cabinets, a tile backsplash, and a cozy breakfast bar. This unit includes 2 titled parking stalls (1 underground, 1 surface), a same-floor storage locker, a generous, private balcony and optional furnishings like a full living room set, desk, and bedroom furniture—just move in and enjoy! Conveniently located near the side entrance and just steps from all of life's necessities including shopping, restaurants and more! Truly one of the best condos in the area—don't miss this one!

Built in 2006

Essential Information

MLS® #	E4456016
Price	\$219,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	219 4407 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B6

Amenities

Amenities	Exercise Room, Intercom, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Stall, Underground

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Picnic Area, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	66
Zoning	Zone 30
Condo Fee	\$736

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 November 9th, 2025 at 4:47am MST