

\$324,900 - 91 4350 23 Street, Edmonton

MLS® #E4445177

\$324,900

2 Bedroom, 2.50 Bathroom, 1,275 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Well-Maintained End-Unit Condo Backing Green Space! Welcome to this beautifully maintained 2-storey half-duplex offering the perfect blend of comfort, space, and privacy. This end-unit condo backs onto a serene green space, providing a peaceful and private setting rarely found. Step inside to discover a bright and inviting layout featuring 2 spacious bedrooms, 2.5 bathrooms, and a fully finished basement that offers incredible versatility—whether you need a third bedroom, home office, or a fantastic rec room, the space is ready to adapt to your needs. The large primary bedroom is a true retreat, complete with a newly renovated ensuite and generous closet space. You'll love the attached tall single garage, which provides excellent storage and convenience year-round. With a prime location, and thoughtful updates throughout, this home is ideal for first-time buyers, smart sizers, or anyone looking to enjoy low-maintenance living in a private and scenic setting. Don't miss your opportunity!



Built in 2003

Essential Information

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Price \$324,900

Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	91 4350 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X8

Amenities

Amenities	Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 1st, 2025
Days on Market	15
Zoning	Zone 30
Condo Fee	\$151

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