

Courtesy Of Sarj Rai Of Exp Realty

\$349,900 - 4 4350 23 Street, Edmonton

MLS® #E4465974

\$349,900

4 Bedroom, 1.50 Bathroom, 1,103 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this beautifully maintained 4-bedroom half duplex located in the desirable community of Larkspur! ?? This home offers a bright and inviting open-concept main floor featuring a spacious living area, cozy dining nook, and a well-appointed kitchen with maple cabinets, island, and stainless-steel appliances. Upstairs, youâ€™ll find a large primary bedroom with walk-in closet, plus two additional bedrooms and a 4-piece bathroom. The upper level is finished with elegant hardwood flooring throughout. The fully finished basement adds even more living space with a 4th bedroom, recreation room, and laundry area â€“ perfect for guests, teens, or extended family. Enjoy the convenience of an attached single garage, a private fenced yard, and a great location close to schools, parks, shopping, and public transit. This home is ideal for first-time buyers or young families looking for comfort and value in a fantastic neighbourhood!

Built in 2003

Essential Information

MLS® #	E4465974
Price	\$349,900
Bedrooms	4
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,103
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4 4350 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X8

Amenities

Amenities	See Remarks
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 17th, 2025
Days on Market	4
Zoning	Zone 30
Condo Fee	\$152

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Listing information last updated on November 21st, 2025 at 4:02am MST