

# \$199,500 - 305 4407 23 Street, Edmonton

MLS® #E4427164

**\$199,500**

2 Bedroom, 2.00 Bathroom, 818 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Call your friends who are looking to get into the market and build some EQUITY with this very affordable 2 bedroom/2 bath/ 815sf condo located in southeast Edmonton in the Aspen Meadows development in the Larkspur community. This freshly painted unit is ideal for 1st time home buyers or investors. This 3rd floor, west facing balcony unit has insuite laundry, underground titled parking, a separate storage locker to help keep your condo less cluttered. Now that interest rates continue to come down you could be paying LESS than \$1000 month on your mortgage with only 5% DOWN. STOP renting and start building some equity with this great unit. Your future home is mere minutes to several schools and easy access to major thoroughfares that will get you to work on time. Edmonton's condo market is heating up and now IS the time to buy!

Built in 2006

## Essential Information

MLS® #	E4427164
Price	\$199,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.00



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	305 4407 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B6

### **Amenities**

Amenities	See Remarks, Storage Cage
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	8

Zoning	Zone 30
Condo Fee	\$557

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