

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

\$199,900 - 115 4403 23 Street, Edmonton

MLS® #E4465419

\$199,900

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

OVER 1000 SQFT MAIN FLOOR CORNER UNIT FEATURING A VERY OPEN FLOOR PLAN, 2 BEDS, 2 BATHS AND 2 TITLED PARKING STALLS. (1 underground and 1 surface) This well managed building offers the perfect starter home or investment opportunity, located in Edmonton's SE this property features easy access to all amenities. The unit is bright, well laid out and because it is a corner unit you get more light and less neighbours. You will find new floor and paint and be overall impressed with the quality of the home. There is a large living room, dining nook and a kitchen that has plenty of cabinetry a island that is perfect for quick meals. Both bedrooms offer plenty of space with the primary have a walk through closet and a 4pce bath. This unit also comes with a 4'x8' storage cage for all the extra stuff you might have. Just minutes from all amenities, steps to parks and schools!

Built in 2006

Essential Information

MLS® #	E4465419
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,012
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	115 4403 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E4

Amenities

Amenities	Exercise Room, Parking-Visitor, Patio, Sprinkler Sys-Underground
Parking Spaces	2
Parking	Stall, Underground

Interior

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

Exterior

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

Additional Information

Date Listed	November 11th, 2025
Days on Market	8
Zoning	Zone 30
Condo Fee	\$743

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Listing information last updated on November 19th, 2025 at 10:47am MST