

## \$152,900 - 109 4403 23 Street, Edmonton

MLS® #E4455859

**\$152,900**

1 Bedroom, 1.00 Bathroom, 647 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Pet-Friendly Main Floor Condo – Steps from Shopping & Dining! This charming 1 bedroom, 1 bathroom main-floor condo offers the perfect blend of convenience and comfort. The open-concept kitchen features modern cabinetry, generous counter space, and a breakfast bar—ideal for casual meals or entertaining. Durable vinyl plank flooring flows throughout the living area and leads to your private patio, perfect for morning coffee or evening relaxation. The spacious primary bedroom boasts a walk-through closet with direct access to the full bathroom. Enjoy the ease of in-suite laundry and storage, plus an assigned storage space just across the hall. Your parking stall is right out front for ultimate convenience. This well-managed building offers great amenities, including a fitness centre and social room. With public transportation nearby and quick access to Whitemud Drive and Anthony Henday, commuting is effortless. Whether you’re a first-time buyer, savvy investor, or downsizer, this affordable home provides

Built in 2006

### Essential Information

MLS® # E4455859

Price \$152,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 647                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 109 4403 23 Street |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 1E4            |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Storage-Locker Room |
| Parking Spaces | 1                                                                                                                                                |
| Parking        | Stall                                                                                                                                            |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, 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, Vinyl                                             |
| Exterior Features | Private Setting, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Velma Baker      |
| Middle     | Thelma Chalifoux |
| High       | J Percy Page     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 50                  |
| Zoning         | Zone 30             |
| Condo Fee      | \$388               |

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 October 23rd, 2025 at 4:47am MDT