

Courtesy Of Jolene M Langelles Of RE/MAX Elite

## \$229,800 - 201 4407 23 Street, Edmonton

MLS® #E4458343

**\$229,800**

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

If you've been looking for a home that feels bright, stylish, and oh-so convenient, this gorgeous corner unit in Aspen Meadows might just steal your heart. With 1034 sqft of renovated living space, it's flooded with natural light from expansive windows, a stunning kitchen with white quartz counters, a fresh backsplash & new stainless steel appliances that make cooking (or ordering takeout) a total joy. Both bathrooms sparkle with quartz finishes & the vinyl plank flooring throughout means no carpet to fuss with ever! Step outside to your private wraparound patio or take advantage of heated underground parking, the largest storage locker in the building, and being only 10 steps away from the fitness center. Want more options? GoodLife and GYMVMT are just a short stroll away (so is Winners, Sephora, and all the shopping/dining/thrifting you could need at Rio Can Meadows). Well-managed building, healthy reserve fund, no outstanding repairs, move right in and simply enjoy. Walkable, stylish & upgraded!

Built in 2006

### Essential Information

MLS® # E4458343

Price \$229,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,035                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 201 4407 23 Street |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0B9            |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Exercise Room, Storage-Locker Room, Vinyl Windows |
| Parking Spaces | 1                                                 |
| Parking        | Heated, Underground                               |

### Interior

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

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                             |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 46                   |
| Zoning         | Zone 30              |
| Condo Fee      | \$721                |

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Listing information last updated on November 2nd, 2025 at 11:17am MST