

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

Discover your dream home in this beautiful corner unit condo that truly has it all! Enjoy walking to your favorite coffee shop, grabbing groceries in minutes, or hopping on the Whitemud or Henday with ease. With 1,034 sq ft of renovated living space, this condo features a bright, open layout with expansive windows, a stunning kitchen with white quartz counters, a new backsplash, and new stainless steel appliances. Both bathrooms boast elegant quartz finishes, and the entire unit showcases vinyl plank flooring throughout - no carpet! Step outside to your wraparound patio with lovely views, and enjoy heated underground parking, the largest storage locker in the building, and just 10 steps to the onsite fitness center. Prefer a gym? GoodLife and GYMVMT are just a short walk away at Rio Meadows! Aspen Meadows is a well-managed building with a healthy reserve fund and no outstanding repairs, making this home truly move-in ready. Don't miss your chance to call this beautiful condo your home sweet home!

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	10
Zoning	Zone 30
Condo Fee	\$721

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Listing information last updated on September 27th, 2025 at 3:17pm MDT