

## \$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

Location, location! This beautiful corner unit condo truly has it all - walk to your favorite coffee shop, grab groceries in minutes, or hop on the Whitemud or Henday with ease. With 1,034 sq ft of renovated living space, it offers a bright open layout with expansive windows (your plants will love it!), a stunning kitchen with white quartz counters, new backsplash, and stainless steel appliances (kitchen 1.5 yrs old, laundry 3 yrs old), quartz in both bathrooms, and vinyl plank flooring throughout (no carpet!). The wraparound patio adds tons of outdoor space with lovely views, and youâ€™ll also enjoy heated underground parking, the largest storage locker in the building conveniently down the hall, plus 10 steps to the onsite fitness center - or GoodLife and GYMVMT 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 and the perfect place to call 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	1
Zoning	Zone 30
Condo Fee	\$721

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Listing information last updated on September 18th, 2025 at 3:47pm MDT