



Edmonton

#213 4403 23 ST NW

Larkspur

LP: \$175,000

T6T 0E4

SP:

M

Listing ID #E4496696

Building TypeLowrise Apartment

StyleSingle Level Apartment

Year Built2006

Full Baths2

Half Baths0

Total Baths2.0

Tot Flr AG SqFt871.99

Sold Date

Bedrooms Above2

Bedrooms Total2

BasementNone

Basement DevNo Basement

Tot Flr AG SqM81.01

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Bright & spacious! You'll love this move-in ready 2 bedroom, 2 bath condo in the pet-friendly Aspen Meadows complex. The open concept plan features lovely laminate flooring throughout & offers almost 900 sq ft of living space. The wide open living, kitchen & dining space is just perfect for entertaining friends. The kitchen features loads of cupboard and counter space, with sleek black appliances & ample dining area. The primary bedroom is large enough for the biggest bedroom furniture and has a walk-thru closet to the ensuite with oversized shower. The second bdrm is at that other end of the unit, giving maximum privacy, and there's a second full bath with tub & shower. You'll never share laundry facilities again with the convenience of in-suite laundry, and you'll love the large in-unit storage room. There's a balcony with gas outlet for BBQ - great for summer get-togethers. With heated underground parking, and a walkable location to shops, restaurants, transit, etc - make sure you come see this one.

Directions

Living Room	4.27x3.56	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.33x2.76	M	Bedroom 4			1	4	M	No	Main	81.01	871.99
Kitchen	3.33x2.55	M	Storage Room	3.06x1.51	M	2	3	M	Yes	Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.23x3.07	M				6				Tot Flr AG	81.01	871.99
Bedroom 2	3.75x2.75	M				7				# Finished	1	

Heat Source Natural Gas
Heat Type Baseboard
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Laminate Flooring
Features Exercise Room, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage-In-Suite

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite
Garage Suite
Garden Suite
Lot Shape
Lot Size SqM
Zoning
Tax Amount \$1,601.97 / 2025
Conform Type
Conform Year
Goods Incl Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Goods Excl

Warranty

Fireplace
FP Fuel
FP Type

Site Features Golf Nearby, Public Transportation, Schools, Shopping Nearby

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Heated, Underground

Road Access Paved

Condo Name	Aspen Meadows	Floor Location	Other	Floor#	2
Condo Fee	\$639.07	#Floors in Build	4	Elevator	Yes
Fee Includes	Amenities w/Condo, Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, Land/Snow Removal Common	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	E		