

**Edmonton**

#213 4403 23 ST NW

Larkspur**LP:****\$175,000**

T6T 0E4

SP:**Listing ID #** E4507110**Building Type** Lowrise Apartment**Style** Single Level Apartment**Year Built** 2006**Full Baths** 2**Half Baths** 0**Total Baths** 2.0**Tot Flr AG SqFt** 871.99**Sold Date****Bedrooms Above** 2**Bedrooms Total** 2**Basement** None**Basement Dev** No Basement**Tot Flr AG SqM** 81.01**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 74.01
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****HOA Y/N** No**HOA Fee/Schd** /**HOA Fee Incls****Site Features** Golf Nearby, Public Transportation, Schools, Shopping Nearby**Parking** Heated, Underground**Road Access** Paved**Park Encl/Tot** / **Garage Dim**

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		