

## \$395,000 - 4274 23 Street, Edmonton

MLS® #E4432523

**\$395,000**

4 Bedroom, 2.00 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Step into comfort and style in this thoughtfully updated 4-level split with soaring ceilings and a bright, open-concept main floor. Enjoy seamless flow from the living room to the dining area and kitchen—perfect for entertaining! Upstairs features 3 spacious bedrooms and a convenient Jack-and-Jill bath. The lower level offers a expansive family room with gas fireplace ideal for hosting movie or game nights, plus direct access to the huge backyard. The basement includes a 4th bedroom, laundry, and tons of storage. Recent upgrades: new shingles, high-efficiency furnace, windows, carpet, and laminate flooring. Perfectly situated on a large lot at the end of a quiet cul-de-sac with easy access to Whitemud, Anthony Henday, and public transit, making commuting a breeze. There's schools, parks, shopping, and more all within walking distance. This turnkey home is ideal for families or first-time buyers alike.

Built in 1998

### Essential Information

MLS® #	E4432523
Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,453
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4274 23 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1M1

### **Amenities**

Amenities	Closet Organizers, Deck, Detectors Smoke, Vaulted Ceiling
Parking	2 Outdoor Stalls, Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 24th, 2025

Days on Market                8

Zoning                            Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 3:18pm MDT