

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

MLS® #E4432523

**\$395,000**

4 Bedroom, 2.00 Bathroom, 1,453 sqft  
Single Family on 0.00 Acres

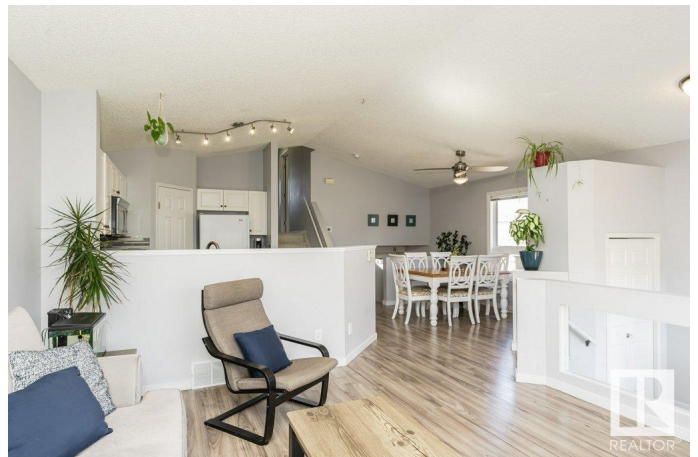
Larkspur, Edmonton, AB

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

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Listing information last updated on May 2nd, 2025 at 12:17am MDT