

\$395,000 - 4274 23 Street, Edmonton

MLS® #E4432523

\$395,000

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

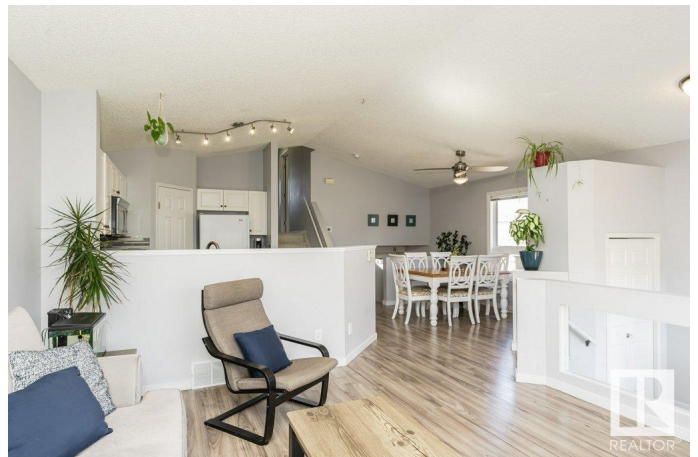
Larkspur, Edmonton, AB

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 7

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 1st, 2025 at 5:17pm MDT