

\$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

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Listing information last updated on May 1st, 2025 at 10:03am MDT