

## \$339,900 - N/A, Edmonton

MLS® #E4458220

**\$339,900**

3 Bedroom, 1.50 Bathroom, 1,214 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to your next adventure in Larkspur! This charming half-duplex is bursting with personality—1,250 sqft of sunlit living space plus a 405 sqft basement ready for your use. Step into a bright, open-concept main floor where the living room says “œstay awhile,” and the dining area opens to a fully fenced backyard perfect for BBQs or backyard party. It comes with a storage shed and an apple tree as well. The island kitchen is a snack-lover’s paradise with a breakfast nook and cabinets galore! Upstairs, you’ll find 3 cozy bedrooms and a 4-piece bath to keep mornings smooth. The primary bedroom? It’s got a walk-in closet that’s practically begging for a shoe collection. Downstairs, the finished basement is your blank canvas—movie den, workout zone, or epic game room. Perfect for first-time buyers or savvy investors looking to level up. Close to schools, parks, shops, and transit. This gem is move-in ready and waiting to be yours.

Built in 2002

### Essential Information

MLS® #	E4458220
Price	\$339,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,214
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1T8

### Amenities

Amenities	On Street Parking, Deck, Parking Visitor
Parking	Single Garage Attached

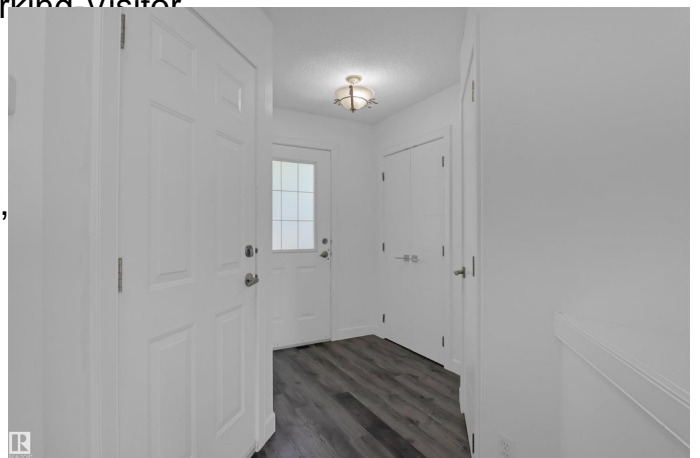
### Interior

Appliances	Dishwasher-Built-In, Dryer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information



Date Listed	September 16th, 2025
Days on Market	2
Zoning	Zone 30
Condo Fee	\$251

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Listing information last updated on September 17th, 2025 at 9:17pm MDT