

## \$427,700 - 3820 23 Street, Edmonton

MLS® #E4450210

**\$427,700**

4 Bedroom, 3.00 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Beautifully renovated bungalow with a separate entrance to a walk-out basement. This 4-bed, 3-bath home offers style, function, and flexibility. Enjoy quartz countertops throughout, luxury vinyl plank and ceramic tile flooring, and upgraded trim and doors. The main level features 3 bedrooms, 2 full bathrooms (including a 3-piece ensuite), laundry setup, and a bright kitchen with white cabinetry and stainless steel appliances. A charming front porch adds to the curb appeal—perfect for morning coffee or relaxing summer evenings. Downstairs you’ll find a spacious walk-out basement with a separate entrance, 1 bedroom, full bathroom, its own laundry, and a gorgeous second kitchen with a massive quartz island—ideal for extended family, guests, or additional living space. Recent updates include new plumbing, shingles and more. Conveniently located near schools, shopping, and with quick access to Whitemud Drive and Anthony Henday. Move-in ready with tons of potential!

Built in 1993

### Essential Information

MLS® # E4450210

Price \$427,700

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,051                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3820 23 Street |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1K7        |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Parking-Extra, Storage-In-Suite, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Rear Drive Access                                                                |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                     |
| Stories           | 2                                                                                             |
| Has Suite         | Yes                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Finished                                                                                |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 30         |

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Listing information last updated on August 1st, 2025 at 4:17am MDT