



## 4407 23 Street 415 Edmonton AB

\$140,000

Build Your Legacy in Aspen Meadows! This top floor, 640 sqft, one bedroom, one full bathroom condo with in-suite laundry is perfect to start your first time home buyer journey or as an investment property. Ideally situated on the edge of the community of Larkspur, this property has quick access to the Whitemud Freeway and tons of amenities. From your top floor balcony (which is equipped with a natural gas BBQ outlet) you have a view of downtown and no other buildings in front of you to ever obstruct your view. Fully equipped kitchen with 4 appliances and eating bar, you also have a spacious living room, large primary bedroom with walkthrough closet and direct access to the bathroom. Stay warm with the convenient titled underground parking stall. Condo fees include heat, water & sewage, insurance, parking, exterior maintenance, landscaping & snow removal & professional management. Walking distance to transit, shopping, restaurants, movie theatre and more, don't let this opportunity pass you by!

Listing Presented By:



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