

## \$299,900 - 34 4020 21 Street, Edmonton

MLS® #E4449460

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,251 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Larkspur! This well-maintained lovely half-duplex boasts a total living space of 1,250 sqft above-ground plus 405 sqft basement! You are welcomed into the main floor w/ a large open-concept living space featuring well-lit living room, a spacious dining area w/ sliding doors leading to fully-fenced backyard ! The ISLAND KITCHEN gives you a BREAKFAST NOOK, TONS OF CABINET STORAGE! A 2-pc. bath offers convenience on the main flr! Upstairs features 3 bedrooms w/ a common 4-pc bath! The Primary bedroom offers a spacious walk-in closet! The FINISHED BASEMENT offers a large REC ROOM ready for your personal interior decor ideas! Use it as a family room for movie nights or set up your own personal gym! This one-of-a-kind gem is perfect for first time home buyers or investor that wants to expand his real estate portfolio! Ready to move in! Close to schools, shopping, parks & playground & transportation!

Built in 2002

### Essential Information

MLS® #	E4449460
Price	\$299,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,251
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	34 4020 21 Street
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1T8

### Amenities

Amenities	No Animal Home, No Smoking Home, Patio, See Remarks
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 23rd, 2025

Days on Market 5

Zoning Zone 30

Condo Fee \$247

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