

## \$324,900 - 13 4020 21 Street, Edmonton

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MLS® #E4458220

**\$324,900**

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     | \$324,900 |
| 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     | 13 4020 21 Street |
| 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 | 49                   |
| Zoning         | Zone 30              |
| Condo Fee      | \$251                |

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Listing information last updated on November 4th, 2025 at 11:17am MST