

## **\$377,500 - 13823 23 Street, Edmonton**

MLS® #E4437832

### **\$377,500**

3 Bedroom, 2.50 Bathroom, 1,833 sqft  
Single Family on 0.00 Acres

Bannerman, Edmonton, AB

Beautifully Upgraded 3 Bed, 3 Bath Family Home with Park-Like Yard. Well-built and fully updated home offers comfort, space, and modern upgrades throughout. Recent improvements include new furnace, hot water tank, shingles, windows, and appliances. Solid 2x6 construction allowing increased insulation to keep home Warmer in Winter and Cooler in Summer. The stunning New kitchen features a Large Island adding to the plenty of counter and storage space. Bright, open Kitchen with Large windows overlooking a fenced, backyard with spacious amazing shed. Main floor includes a 2 PCE powder room at back door - steps from Covered Deck. You will appreciate the Main Floor Den/Playroom for added versatility. A unique spiral staircase adds character leading to the 3 generous Bedrooms, Full Bathroom, & Convenient Laundry Room. The Finished Basement includes 2 additional rooms for Storage or Office...Adding egress windows be ideal for Added Bedrooms. Steps to Shopping, Schools, Bus & River Valley Trails. Welcome Home!!

Built in 1980

### **Essential Information**

MLS® #	E4437832
Price	\$377,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,833
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13823 23 Street
Area	Edmonton
Subdivision	Bannerman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1C1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	9
Zoning	Zone 35

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