

## \$249,000 - 2208 44 Avenue, Edmonton

MLS® #E4432758

**\$249,000**

2 Bedroom, 2.00 Bathroom, 869 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Comfort, Convenience & Style Await! Step into this beautifully maintained 2nd-floor condo, designed for both relaxation and functionality. Offering 2 spacious bedrooms, 2 full bathrooms, and a bright, open-concept living space, The southwest-facing balcony provides the ideal spot to enjoy natural light and fresh air, while the modern kitchen makes cooking effortless. This unit also includes one underground heated parking and in-suite laundry. Condo fees cover all utilities. Situated in a prime location, just steps from shopping, restaurants, public transportation, banks, and major roadways like Whitemud Drive and Anthony Henday. Don't miss this fantastic opportunity to own in Aspen Meadow!

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4432758          |
| Price          | \$249,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 869               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2208 44 Avenue |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0G6        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Intercom, Party Room, Social Rooms |
| Parking   | Underground                        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Water   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 52               |
| Zoning         | Zone 30          |
| Condo Fee      | \$577            |

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Listing information last updated on June 16th, 2025 at 8:47am MDT