

## \$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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