

# \$158,900 - 109 2208 44 Avenue, Edmonton

MLS® #E4450275

**\$158,900**

1 Bedroom, 1.00 Bathroom, 649 sqft

Condo / Townhouse on 0.00 Acres

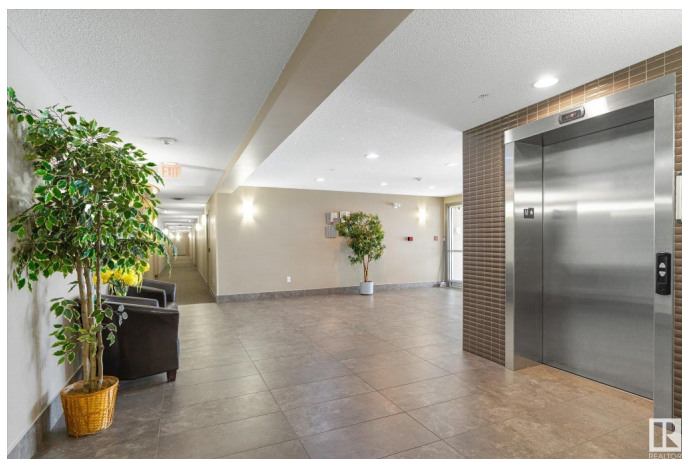
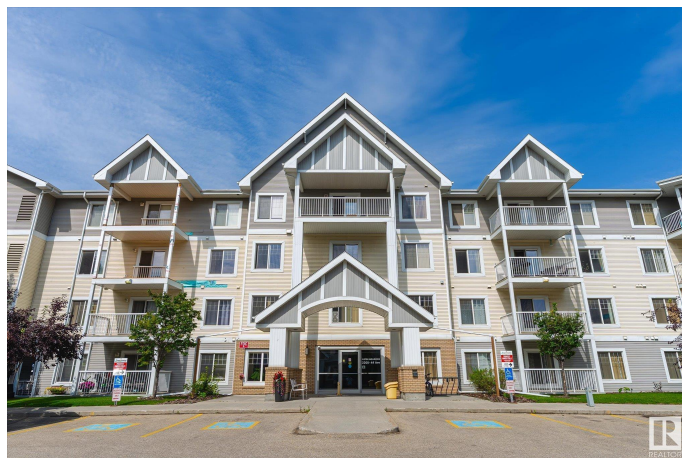
Larkspur, Edmonton, AB

If you've been searching for amazing value, look no further than this beautiful 1 Bedroom unit that's close to transit, shopping, dining, wellness centers, schools, parks, a major rec center and main roadways. This well planned suite includes a generous master bedroom with access to the bathroom with glass tub enclosure via a large walk-through closet,! The central kitchen features Granite Counter Tops, fully tiled backsplash and counter height eating bar and New Carpets, Stay cool inside or step outside from the living room through patio doors to enjoy your private balcony with natural gas BBQ outlet. Offering the convenience of front of building parking space, storage cage on same floor + in-suite laundry, + fitness center, social space + designated storage unit, this property ensures you have everything you need close to hand. Immediate possession, monthly condo fees of only \$381.00 a month include all utilities!

Built in 2010

## Essential Information

MLS® #	E4450275
Price	\$158,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	649
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	109 2208 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G6

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Security Door, Social Rooms, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 29th, 2025
Days on Market	3
Zoning	Zone 30
Condo Fee	\$381

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Listing information last updated on August 1st, 2025 at 1:17am MDT