

# \$200,000 - 303 2208 44 Avenue, Edmonton

MLS® #E4451616

**\$200,000**

2 Bedroom, 2.00 Bathroom, 877 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Bright and spacious 2-bedroom, 2-bathroom apartment in Aspen Meadows offering 876 sq. ft. of open-concept living. Enjoy a generous living room with access to a private balcony and a functional kitchen that makes cooking effortless. This unit includes in-suite laundry, a titled underground heated parking stall, and convenient access to a gym located on the same floor. Condo fees cover all utilities, adding great value and peace of mind. Ideally situated steps from shopping, restaurants, banks, public transit, and with quick access to Whitemud Drive and Anthony Henday. Perfect for first-time buyers or investorsâ€™ move-in ready!

Built in 2010

## Essential Information

MLS® #	E4451616
Price	\$200,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment  
Status Active

### Community Information

Address 303 2208 44 Avenue  
Area Edmonton  
Subdivision Larkspur  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6T 0G6

### Amenities

Amenities No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite  
Parking Underground

### Interior

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

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed August 7th, 2025  
Days on Market 49  
Zoning Zone 30  
Condo Fee \$586

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