

## \$246,000 - 2207 44 Avenue, Edmonton

MLS® #E4441931

**\$246,000**

2 Bedroom, 2.00 Bathroom, 877 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Top Floor upgraded 2 bedroom, 2 bathroom unit offers exceptional value & is meticulously maintained. The kitchen has granite countertops that include an eating bar, lots of cupboard space, stainless steel appliance and a separate dining space. A large primary bedroom that has a walk through closet with built in organizers and a 3 piece en-suite. A good sized second bedroom, a 4 piece bathroom and a large laundry room & storage space. One underground parking spot. The building has a fitness room & a large meeting room. Walking distance to shopping (Superstore, Winners, Dollar-store, staples, Best Buy, Walmart) Restaurants, schools & the Landmark Theatre. Quick access to Whitemud Drive and Anthony Henday.

Built in 2014

### Essential Information

MLS® #	E4441931
Price	\$246,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2014



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	2207 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T2

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, See Remarks
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 30
Condo Fee	\$597

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:02am MDT