

## **\$159,900 - 311 2204 44 Avenue, Edmonton**

MLS® #E4447104

**\$159,900**

1 Bedroom, 1.00 Bathroom, 657 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This modern, meticulously maintained 1 Bed 1 Bath condo offers exceptional value in a prime location with ALL UTILITIES INCLUDED.

Enjoy walking distance to shopping (Superstore, Winners, Dollar-store, Staples, Best Buy, Home Depot, Walmart), dining, schools, & the Landmark Theatre, with quick access to Whitemud Drive and Anthony Henday. The condo features titled heated underground parking and a storage unit conveniently located on same floor as the unit. The gourmet kitchen boasts granite countertops, dark cabinetry, stainless steel appliances, and a dining area. Relax on the spacious covered balcony with BBQ gas hookup. The bedroom includes a walk-through closet and direct access to the ensuite bathroom, combining style with function. A large bathroom, in-suite laundry, and a practical floor plan round out this inviting space. A fitness center is also available in the building—no need for a gym membership! Pet-friendly and move-in ready, this is a fantastic opportunity for comfortable and stylish living!



Built in 2010

### **Essential Information**

MLS® # E4447104

Price \$159,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 657                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 311 2204 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0G5            |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | No Smoking Home, Recreation Room/Centre, Secured Parking, Security Door, See Remarks |
| Parking Spaces | 1                                                                                    |
| Parking        | Heated, Underground                                                                  |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                                       |
| # of Stories      | 4                                                                                                                            |
| Stories           | 4                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | None, No Basement                                                                                                            |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, |

|              |                                       |
|--------------|---------------------------------------|
|              | Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                      |
| Construction | Wood, Vinyl                           |
| Foundation   | Concrete Perimeter                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 40              |
| Zoning         | Zone 30         |
| Condo Fee      | \$462           |

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Listing information last updated on August 18th, 2025 at 9:47pm MDT