

\$159,900 - 2204 44 Avenue, Edmonton

MLS® #E4422686

\$159,900

1 Bedroom, 1.00 Bathroom, 650 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Condo fee includes ALL the UTILITIES.

Discover this stunning 1-bedroom, 1-bathroom apartment conveniently located just behind the Superstore. This unit includes a TITLED UNDERGROUND parking spot for year-round comfort. One of the best features? A SAME-FLOOR STORAGE ROOM and GYM room, making daily living incredibly convenient. The apartment boasts IN-SUITE LAUNDRY, an open-concept living area filled with natural light, and is close to schools, public transportation, and all major amenities. This is a fantastic opportunity!!!

Built in 2010

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4422686 |
| Price | \$159,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 650 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |



Community Information

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

Amenities

| | |
|-----------|---------------------------|
| Amenities | Intercom, Parking-Visitor |
| Parking | Underground |

Interior

| | |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating | Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--------------------------|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 24th, 2025 |
| Days on Market | 112 |
| Zoning | Zone 30 |
| Condo Fee | \$454 |

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 7:17am MDT