

\$246,000 - 403 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 | 403 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 |

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Listing information last updated on June 16th, 2025 at 12:32pm MDT