\$180,000 - 310 2204 44ave, Edmonton

MLS® #E4440613

\$180,000

1 Bedroom, 1.00 Bathroom, 770 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Aspen Meadows â€" where style meets convenience! This bright and spacious 1-bedroom, 1-bath condo features an open-concept layout perfect for modern living. The sleek kitchen offers island seating, appliances, and plenty of prep space, while large windows fill the living area with natural light. The generous primary bedroom boasts a walk-through closet with direct access to the 4-piece bath. Enjoy the ease of in-suite laundry and unwind on your private balcony. Additional highlights include underground heated parking, same level storage unit, and access to a fitness centre, social room, elevator, and ample visitor parking. Located in Southeast Edmonton, you're just steps from shops, groceries, parks, cafes, and transit, with quick connections to Whitemud and Anthony Henday. Whether you're a first-time buyer, investor, or looking to downsizeâ€"this is the perfect place to call home!

Built in 2010

Essential Information

MLS® # E4440613 Price \$180,000

Bedrooms 1

Bathrooms 1.00







Full Baths 1

Square Footage 770 Acres 0.00

Year Built 2010

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 310 2204 44ave

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0G5

Amenities

Amenities Parking-Visitor, See Remarks

Parking Heated, Underground

Interior

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Washer

Heating Hot Water, Water

of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Asphalt

Exterior Features Golf Nearby, Playground Nearby, Public Swimming Pool, Public

Transportation, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Asphalt

Foundation Concrete Perimeter

Additional Information

Date Listed June 5th, 2025

Days on Market 150

Zoning Zone 30

Condo Fee \$527

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