

## \$254,900 - #102 2203 44 Av, Edmonton

MLS® #E4447011

**\$254,900**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Aspen Meadows! This former Landmark show home is a beautifully maintained main-floor condo offering 2 bedrooms, 2 full bathrooms, and 947 sq ft of functional living space. The modern kitchen features granite countertops, stainless steel appliances, and plenty of counter space. Enjoy the bright living room with access to a private patio with gas BBQ hookup. The spacious primary bedroom includes a walk-through closet and 4-piece ensuite. The second bedroom and bathroom are well-separated for added privacy. Additional features include hardwood flooring, in-suite laundry with built-in shelving, one underground parking stall with storage, plus an additional surface stall. The building offers great amenities including an exercise room, meeting room, and ample visitor parking. Located close to parks, trails, shopping, transit, and with easy access to Whitemud and Anthony Henday.

Built in 2013

### Essential Information

MLS® #	E4447011
Price	\$254,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	947
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	#102 2203 44 Av
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T1

### Amenities

Amenities	Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Steel, Brick, Vinyl
Exterior Features	Airport Nearby, Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Steel, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	17
Zoning	Zone 30
Condo Fee	\$650

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