

## \$225,000 - 403 2207 44 Avenue, Edmonton

MLS® #E4449205

**\$225,000**

2 Bedroom, 2.00 Bathroom, 877 sqft

Condo / Townhouse on 0.00 Acres

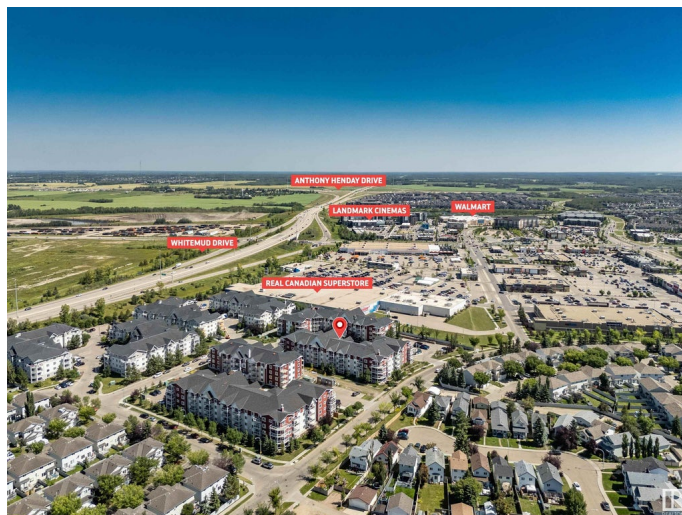
Larkspur, Edmonton, AB

TOP FLOOR upgraded 2 bedroom, 2 bathroom unit offers exceptional value & is meticulously maintained. LOCATION-LOCATION - walking distance to schools, shopping (Superstore, Winners, Dollar-store, staples, Best Buy, Walmart) Restaurants, & the Landmark Theatre & transportation. Quick access to Whitemud Drive and Anthony Henday. 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.

Built in 2014

### Essential Information

MLS® #	E4449205
Price	\$225,000
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	July 23rd, 2025
Days on Market	52
Zoning	Zone 30
Condo Fee	\$597

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Listing information last updated on September 13th, 2025 at 6:02pm MDT