\$209,000 - 203 2208 44 Avenue, Edmonton

MLS® #E4432758

\$209,000

2 Bedroom, 2.00 Bathroom, 869 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Comfort, Convenience & Style Await! Step into this beautifully maintained 2nd-floor condo, designed for both relaxation and functionality. Offering 2 spacious bedrooms, 2 full bathrooms, and a bright, open-concept living space, The southwest-facing balcony provides the ideal spot to enjoy natural light and fresh air, while the modern kitchen makes cooking effortless. This unit also includes one underground heated parking and in-suite laundry. Condo fees cover all utilities. Situated in a prime location, just steps from shopping, restaurants, public transportation, banks, and major roadways like Whitemud Drive and Anthony Henday. Don't miss this fantastic opportunity to own in Aspen Meadow!



Essential Information

MLS® # E4432758 Price \$209,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

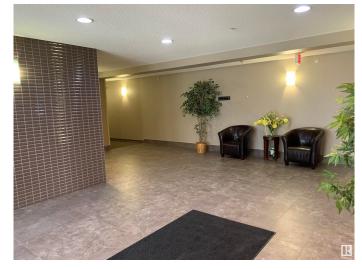
Square Footage 869

Acres 0.00

Year Built 2010

Type Condo / Townhouse







Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 203 2208 44 Avenue

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0G6

Amenities

Amenities Intercom, Party Room, Social Rooms

Parking Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Baseboard, Water

of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 25th, 2025

Days on Market 100

Zoning Zone 30

Condo Fee \$577

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Listing information last updated on August 3rd, 2025 at 1:02am MDT