# \$179,900 - 313 2229 44 Avenue, Edmonton

MLS® #E4466291

### \$179,900

1 Bedroom, 1.00 Bathroom, 701 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to a bright and inviting 1 bed, 1 bath condo nestled on the 3rd floor, offering in-suite laundry and an airy, open layout. Imagine working out without even leaving your building â€" there's a gym conveniently located on the same floor! Situated in the heart of Larkspur, this home blends comfort and connectivity in southeast Edmonton. Just minutes away, you'II find shopping, restaurants, and daily conveniences, while nearby transit and major routes make getting around effortless. Perfect for first-time buyers, young professionals, or anyone craving a stylish, low-maintenance lifestyle â€" this condo truly has it all.



#### **Essential Information**

MLS® # E4466291 Price \$179,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 701

Acres 0.00

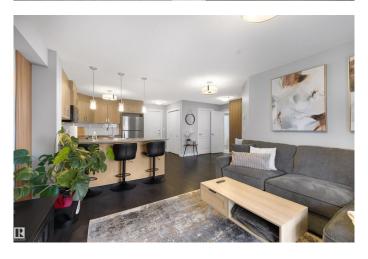
Year Built 2016

Type Condo / Townhouse

Sub-Type Lowrise Apartment







Style Multi Level Apartment

Status Active

## **Community Information**

Address 313 2229 44 Avenue

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0W6

#### **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Deck, Exercise Room, No

Animal Home, No Smoking Home, Party Room

Parking Spaces 1

Parking Heated, Single Indoor, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric

Heating Baseboard, Natural Gas

# of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed November 20th, 2025

Zoning Zone 30

Condo Fee \$447

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Listing information last updated on November 20th, 2025 at 4:32pm MST