

\$245,000 - 304 2203 44 Avenue, Edmonton

MLS® #E4429591

\$245,000

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This upgraded 2 Bedroom, 2 Bathroom unit offers exceptional value and is meticulously maintained. Enjoy walking distance to shopping (Superstore, Winners, Dollar-store, Staples, Best Buy, Walmart), dining, schools, and the Landmark Theatre, with quick access to Whitemud Drive and Anthony Henday. The condo features titled, heated underground parking and an open-concept layout with hardwood floors. The gourmet kitchen boasts granite countertops, dark cabinetry, stainless steel appliances, and a dining area. Relax on the spacious covered balcony with BBQ gas hookup. The large primary bedroom includes a walk-through California Closets system and ensuite, offering both style and function. A second bedroom, main bathroom, and ensuite laundry room with storage complete the functional floor plan. A fitness center is also available in the building—no need for a gym membership! Don't miss this opportunity for comfortable, stylish living.

Built in 2013

Essential Information

MLS® #	E4429591
Price	\$245,000
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	304 2203 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T1

Amenities

Amenities	No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, See Remarks
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 7th, 2025
Days on Market	21
Zoning	Zone 30
Condo Fee	\$597

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