

## \$220,000 - 208 2204 44 Avenue, Edmonton

MLS® #E4454823

**\$220,000**

2 Bedroom, 2.00 Bathroom, 873 sqft

Condo / Townhouse on 0.00 Acres

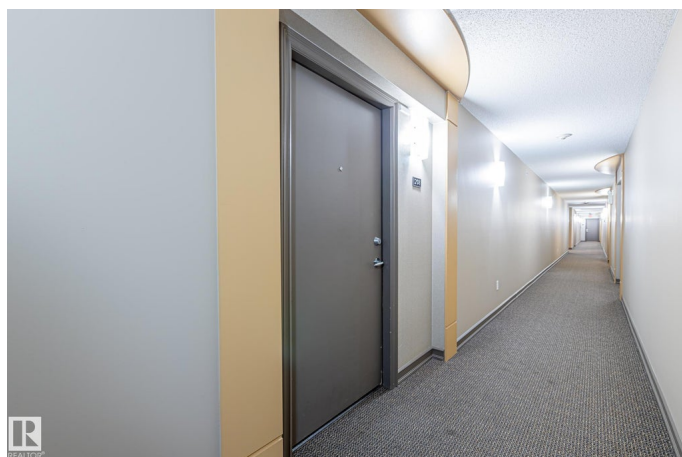
Larkspur, Edmonton, AB

Welcome to Larkspur! This 2 bedroom, 2 bathroom condo offers unbeatable convenience with ALL utilities included in the condo fees and TWO TITLED PARKING STALLS – one underground and one above ground, a rare find! Inside you’ll love the open layout with stainless steel appliances, in-suite laundry with a large storage room for all your extras. The primary bedroom features a walk-through closet and private ensuite, while the second bedroom and full bath are perfect for family, guests, or a home office. The building itself offers a fully equipped gym and a social room for gatherings, adding even more value to your lifestyle. Located just steps from grocery stores, schools, shopping, and every amenity you need, this condo is ideal for first-time buyers, down-sizers, or anyone looking for a low-maintenance home.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454823  |
| Price          | \$220,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 873       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2010                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 208 2204 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0G5            |

### Amenities

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Exercise Room, No Animal Home, No Smoking Home, Party Room, Patio, Secured Parking, Social Rooms, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                                     |
| Parking        | Stall, Underground                                                                                                                                    |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 30           |
| Condo Fee      | \$601             |

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Listing information last updated on September 19th, 2025 at 3:03pm MDT