

## \$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 | 24              |
| Zoning         | Zone 30         |
| Condo Fee      | \$597           |

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Listing information last updated on May 1st, 2025 at 2:02am MDT