

# \$169,900 - 313 2204 44 Avenue, Edmonton

MLS® #E4438587

**\$169,900**

1 Bedroom, 1.00 Bathroom, 647 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Aspen Meadows! This spacious 1 bed, 1 bath condo offers comfort and convenience in a bright, open-concept layout. Enjoy large windows, a modern kitchen with island seating, stainless steel appliances, and in-suite laundry. The generous bedroom includes a walk-through closet with direct access to the 4-pc bath. Relax on your private balcony or enjoy the building's fitness centre, social room, elevator, and ample visitor parking. Includes underground heated parking and a storage unit conveniently located on the same floor as the unit. Situated in SE Edmonton, you're steps from shopping, groceries, parks, cafes, and transit with quick access to Whitemud and Anthony Henday. Ideal for first-time buyers, downsizers, or investors!

Built in 2010

## Essential Information

MLS® #	E4438587
Price	\$169,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	0.00
Year Built	2010



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	313 2204 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G5

### Amenities

Amenities	Exercise Room, Parking-Visitor, Security Door, Sprinkler System-Fire, See Remarks, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 26th, 2025
Days on Market	13

Zoning	Zone 30
Condo Fee	\$454

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