

## \$225,000 - 403 2207 44 Avenue, Edmonton

MLS® #E4449205

**\$225,000**

2 Bedroom, 2.00 Bathroom, 877 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

TOP FLOOR upgraded 2 bedroom, 2 bathroom unit offers exceptional value & is meticulously maintained. LOCATION-LOCATION - walking distance to schools, shopping (Superstore, Winners, Dollar-store, staples, Best Buy, Walmart) Restaurants, & the Landmark Theatre & transportation. Quick access to Whitemud Drive and Anthony Henday. The kitchen has granite countertops that include an eating bar, lots of cupboard space, stainless steel appliance and a separate dining space. A large primary bedroom that has a walk through closet with built in organizers and a 3 piece en-suite. A good sized second bedroom, a 4 piece bathroom and a large laundry room & storage space. One underground parking spot. The building has a fitness room & a large meeting room.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449205  |
| Price          | \$225,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 877       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 403 2207 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0T2            |

### Amenities

|           |                                                                                                                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, See Remarks |
| Parking   | Heated, Parkade, Underground                                                                                                                                                                                                                     |

### Interior

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

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 57              |
| Zoning         | Zone 30         |
| Condo Fee      | \$597           |

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Listing information last updated on September 18th, 2025 at 11:03am MDT