

\$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 | 11 |
| Zoning | Zone 30 |
| Condo Fee | \$597 |

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Listing information last updated on April 18th, 2025 at 7:47pm MDT