

# \$233,500 - 208 2225 44 Avenue, Edmonton

MLS® #E4424974

**\$233,500**

1 Bedroom, 1.00 Bathroom, 598 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

**\*\*1 year fee condo fees!\*\***Walk into this open and spacious brand new one bedroom one bath floor plan called the Joshua. Expertly designed for both comfort and functionality. The layout features bright living area that seamlessly connects to a modern kitchen, ideal for entertaining. Large windows flood the space with natural light, while the well-appointed bedroom offers a serene retreat. With laundry area and a thoughtful flow, this home is perfect for anyone seeking style and convenience. Home is under construction.

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4424974               |
| Price          | \$233,500              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 598                    |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 208 2225 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0W5            |

## Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Deck, Exterior Walls- 2"x6",<br>Parking-Visitor, Natural Gas BBQ Hookup |
| Parking   | Stall  |

## Interior

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

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation,<br>Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## School Information

|            |                      |
|------------|----------------------|
| Elementary | VELMA E. BAKER K-6   |
| Middle     | THELMA CHALIFOUX 7-9 |
| High       | Austin Oâ€™Brien     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 52               |

Zoning

Condo Fee

Zone 30

\$344



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Listing information last updated on April 30th, 2025 at 11:32pm MDT