

## \$230,000 - 2229 44 Avenue, Edmonton

MLS® #E4442383

**\$230,000**

2 Bedroom, 2.00 Bathroom, 875 sqft

Condo / Townhouse on 0.00 Acres

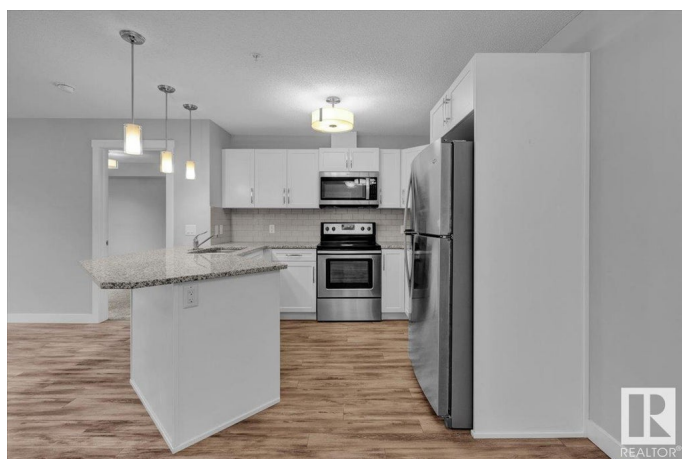
Larkspur, Edmonton, AB

Awesome unit in like new condition. Bright modern colors with white kitchen cabinets and granite counters. 2 titled parking stalls including 1 underground stall. Sunny West exposure. Air conditioning. 2 bedrooms and 2 full bathrooms. In suite laundry and storage. Close to shopping, transit, schools, restaurants, fitness centers and more. Quick access to Whitemud Freeway and Anthony Henday Drive. Building amenities include fitness room and party room. Condo fees include all utilities. Shows extremely well! For more details please visit the REALTOR®'s Website.

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442383               |
| Price          | \$230,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 875                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2229 44 Avenue |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0W6        |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Party Room, Recreation Room/Centre, See Remarks |
| Parking Spaces | 2                                               |
| Parking        | See Remarks                                     |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Velma E/St. Kateri        |
| Middle     | Thelma C/Father Michael T |
| High       | Elder Dr.F/Holy Trinity   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 2       |
| Zoning         | Zone 30 |
| Condo Fee      | \$596   |

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Listing information last updated on June 15th, 2025 at 8:47pm MDT