\$159,900 - 311 2204 44 Avenue, Edmonton

MLS® #E4422686

\$159,900

1 Bedroom, 1.00 Bathroom, 650 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Condo fee includes ALL the UTILITIES.
Discover this stunning 1-bedroom, 1-bathroom apartment conveniently located just behind the Superstore. This unit includes a TITLED UNDERGROUND parking spot for year-round comfort. One of the best features? A SAME-FLOOR STORAGE ROOM and GYM room, making daily living incredibly convenient. The apartment boasts IN-SUITE LAUNDRY, an open-concept living area filled with natural light, and is close to schools, public transportation, and all major amenities. This is a fantastic opportunity!!!



Essential Information

MLS® # E4422686

Price \$159,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 650

Acres 0.00

Year Built 2010

Type Condo / Townhouse

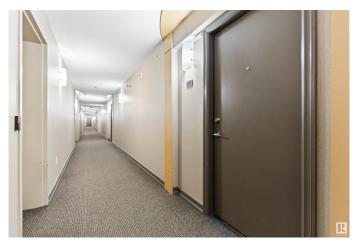
Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active







Community Information

Address 311 2204 44 Avenue

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0G5

Amenities

Amenities Intercom, Parking-Visitor

Parking Underground

Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Curtains and Blinds

Heating Hot Water, Natural Gas

of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Brick, Vinyl

Exterior Features Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed February 24th, 2025

Days on Market 116

Zoning Zone 30 Condo Fee \$454

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 20th, 2025 at 11:32am MDT