

\$169,000 - 311 2204 44 Avenue, Edmonton

MLS® #E4422686

\$169,000

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!!!

Built in 2010

Essential Information

MLS® #	E4422686
Price	\$169,000
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	67
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 May 2nd, 2025 at 3:17am MDT