

## **\$259,900 - 316 2203 44 Avenue, Edmonton**

MLS® #E4429663

**\$259,900**

2 Bedroom, 2.00 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Two bedroom two bathroom CORNER condo with bright southwest windows and TWO titled parking stalls. This suite has an open concept layout with bedrooms on either side of the suite. A large kitchen complete with granite countertops, stainless steel appliances, breakfast bar island, and a pantry. Nice living room with hardwood floors and south and west windows providing lots of natural light all day long. The primary suite has walk through closet and a 3 piece bathroom with walk in shower. The second bedroom is directly next to the main 4 piece bathroom. In suite laundry and large foyer as you enter the suite. There is a wraparound balcony with included natural gas BBQ! Enjoy the sunsets and partial downtown view from the west exposure! Included are two parking spaces (one underground & one surface stall) plus a assigned storage cage. ALL UTILITIES ARE INCLUDED. The building has a great fitness room and a social room. Excellent location next to a major shopping district & easy access to Henday and Whitemud!

Built in 2013

### **Essential Information**

MLS® # E4429663

Price \$259,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	316 2203 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T1

### Amenities

Amenities	Exercise Room, Parking-Visitor, Patio, Social Rooms, Storage-Locker Room, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Indoor, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby

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

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	22
Zoning	Zone 30
Condo Fee	\$650

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 April 30th, 2025 at 5:02pm MDT