# \$247,500 - 408 2229 44 Avenue, Edmonton

MLS® #E4440564

## \$247,500

2 Bedroom, 2.00 Bathroom, 868 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Experience luxury living in this stunning top-floor 2 bed, 2 bath condo with soaring 9-ft ceilings and elegant finishes throughout. The modern kitchen is a chef's dream, featuring ceiling-high cabinets, sleek granite countertops, and premium appliances. Enjoy the warmth of vinyl flooring, Hunter Douglas blinds, and the convenience of custom California closets in every room, offering ample storage. The spacious primary suite includes a walk-in closet and a spa-like ensuite. Stay comfortable year-round with air conditioning and the ease of in-suite laundry. Unwind on your private balcony with top-floor views, or take advantage of secure underground parking. Ideally located close to all amenities, including groceries, restaurants, shopping, transit, parks, schools, and more, this condo offers both luxury and convenienceâ€"perfect for professionals, downsizers, or investors. Don't miss your chance to own this exquisite home!



# **Essential Information**

MLS® # E4440564 Price \$247,500

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 868
Acres 0.00
Year Built 2016

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 408 2229 44 Avenue

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0W6

### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., No Smoking Home, Parking-Visitor,

Secured Parking

Parking Spaces 1

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer, See Remarks

Heating Baseboard, Electric

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Golf Nearby, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 12

Zoning Zone 30

Condo Fee \$579

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