

## \$180,000 - 2204 44ave, Edmonton

MLS® #E4440613

**\$180,000**

1 Bedroom, 1.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Aspen Meadows â€” where style meets convenience! This bright and spacious 1-bedroom, 1-bath condo features an open-concept layout perfect for modern living. The sleek kitchen offers island seating, appliances, and plenty of prep space, while large windows fill the living area with natural light. The generous primary bedroom boasts a walk-through closet with direct access to the 4-piece bath. Enjoy the ease of in-suite laundry and unwind on your private balcony. Additional highlights include underground heated parking, same level storage unit, and access to a fitness centre, social room, elevator, and ample visitor parking. Located in Southeast Edmonton, youâ€™re just steps from shops, groceries, parks, cafes, and transit, with quick connections to Whitemud and Anthony Henday. Whether you're a first-time buyer, investor, or looking to downsizeâ€”this is the perfect place to call home!

Built in 2010

### Essential Information

MLS® #	E4440613
Price	\$180,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	770
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	2204 44ave
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G5

### Amenities

Amenities	Parking-Visitor, See Remarks
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Washer
Heating	Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Asphalt
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	10
Zoning	Zone 30
Condo Fee	\$527

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