## \$209,000 - 117 2204 44 Avenue, Edmonton

MLS® #E4442652

## \$209,000

2 Bedroom, 2.00 Bathroom, 1,044 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Bright and spacious former show suite in Aspen Meadows! This 2 bed, 2 bath corner unit features a large U-shaped kitchen with quartz countertops, maple cabinets, and stainless steel appliances. Enjoy laminate flooring, in-suite laundry, and a southwest-facing wraparound balcony with gas line for BBQ. Includes titled underground parking, separate storage cage, and access to fitness room & guest suite. Condo fees cover all utilities. Walk to shopping, dining, and Meadows Rec Centre with quick access to Whitemud & Anthony Henday.



Built in 2010

## **Essential Information**

MLS® # E4442652 Price \$209,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,044
Acres 0.00
Year Built 2010

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 117 2204 44 Avenue

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0G5

**Amenities** 

Amenities Deck, Exercise Room, No A

Parking, Security Door, Stora

Parking Heated, Single Indoor, Under

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microw

Washer/Dryer, Stove-Electric

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

**Exterior** 

Exterior Wood, Stucco

Exterior Features Airport Nearby, Golf Nearby, Landscaped, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

**Additional Information** 

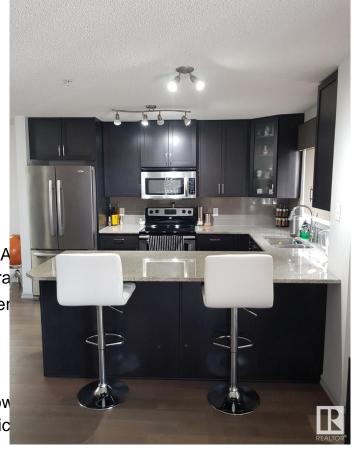
Date Listed June 16th, 2025

Days on Market 16

Zoning Zone 30

Condo Fee \$666

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