

\$159,900 - 311 2204 44 Avenue, Edmonton

MLS® #E4447104

\$159,900

1 Bedroom, 1.00 Bathroom, 657 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This modern, meticulously maintained 1 Bed 1 Bath condo offers exceptional value in a prime location with ALL UTILITIES INCLUDED.

Enjoy walking distance to shopping (Superstore, Winners, Dollar-store, Staples, Best Buy, Home Depot, Walmart), dining, schools, & the Landmark Theatre, with quick access to Whitemud Drive and Anthony Henday. The condo features titled heated underground parking and a storage unit conveniently located on same floor as the unit. The gourmet kitchen boasts granite countertops, dark cabinetry, stainless steel appliances, and a dining area. Relax on the spacious covered balcony with BBQ gas hookup. The bedroom includes a walk-through closet and direct access to the ensuite bathroom, combining style with function. A large bathroom, in-suite laundry, and a practical floor plan round out this inviting space. A fitness center is also available in the building—no need for a gym membership! Pet-friendly and move-in ready, this is a fantastic opportunity for comfortable and stylish living!



Built in 2010

Essential Information

MLS® # E4447104

Price \$159,900

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	657
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	No Smoking Home, Recreation Room/Centre, Secured Parking, Security Door, See Remarks
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 10th, 2025
Days on Market	38
Zoning	Zone 30
Condo Fee	\$462

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 August 17th, 2025 at 1:47pm MDT