

# \$164,900 - 311 2204 44 Avenue, Edmonton

MLS® #E4422686

**\$164,900**

1 Bedroom, 1.00 Bathroom, 650 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Condo fee includes ALL the UTILITIES.

Discover this stunning 1-bedroom, 1-bathroom apartment conveniently located just behind the Superstore. This unit includes a TITLED UNDERGROUND parking spot for year-round comfort. One of the best features? A SAME-FLOOR STORAGE ROOM and GYM room, making daily living incredibly convenient. The apartment boasts IN-SUITE LAUNDRY, an open-concept living area filled with natural light, and is close to schools, public transportation, and all major amenities. This is a fantastic opportunity!!!

Built in 2010

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4422686               |
| Price          | \$164,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 650                    |
| 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 | Intercom, Parking-Visitor |
| Parking   | Underground               |

## Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 4   |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Brick, Vinyl       |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Brick, Vinyl       |
| Foundation        | Concrete Perimeter       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 103                 |
| Zoning         | Zone 30             |
| Condo Fee      | \$454               |

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Listing information last updated on June 7th, 2025 at 7:32pm MDT