

\$260,000 - 303 2229 44 Av, Edmonton

MLS® #E4432360

\$260,000

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this bright and inviting 2 bed, 2 bath condo, that's perfectly situated with a street facing balcony bringing an abundance on sunlight. The open-concept layout is enhanced by elegant granite countertops and beautiful laminate flooring. The primary bedroom features a private ensuite, while the second bedroom offers flexibility for guests, a home office, or shared living. A major highlight of this property is the 2 TITLED parking stalls, adding exceptional value and convenience. Ideally located close to transit, parks, shops, and more, this condo offers the perfect blend of lifestyle and location.

Built in 2016

Essential Information

MLS® #	E4432360
Price	\$260,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment



Status	Active
--------	--------

Community Information

Address	303 2229 44 Av
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W6

Amenities

Amenities	Air Conditioner
Parking Spaces	2
Parking	Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Baseboard, Electric
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 24th, 2025
Days on Market	15
Zoning	Zone 30
RE / Bank Owned	Yes
Condo Fee	\$596

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 May 9th, 2025 at 9:17pm MDT