Courtesy Of Anu Khullar Of RE/MAX River City

$244,986 - 2229 44 Avenue, Edmonton

MLS® #E4439309

$244,986
2 Bedroom, 2.00 Bathroom, 876 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Top floor unit with downtown views!!This two bedroom, two bath condo comes with not only a view but also features underground parking, in-suite laundry and is only a 2 minute walk to a range of restaurants and shopping on 17st. The open and bright layout allows for light to flood your home and the patio doors from the living room invite you to enjoy your evenings watching the sunsets. Main room features vinyl plank flooring, granite countertops in kitchen, breakfast bar along with a dining space. The bedrooms separated to either side of the condo, which have their own bathrooms, allows for privacy and a roomy space. Enjoy the secured underground parking which keeps your car cool in the summer and snow free in the winter, in addition the elevator bringing you from parking straight to your floor aids in easy grocery trips. Building has many amenities including a rentable party room as well as a gym. Location can't be beat with everything right out your front door and easy access to the Whitemud and Henday.

Built in 2016

Essential Information

MLS® #	E4439309
Price	$244,986
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	Single Level Apartment
Status	Active

Community Information

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

Amenities

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 29th, 2025
Days on Market	15
Zoning	Zone 30
Condo Fee	$579

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Listing information last updated on June 13th, 2025 at 5:47pm MDT