

# \$149,649 - 111 2204 44 Avenue, Edmonton

MLS® #E4455878

**\$149,649**

1 Bedroom, 1.00 Bathroom, 648 sqft  
Condo / Townhouse on 0.00 Acres

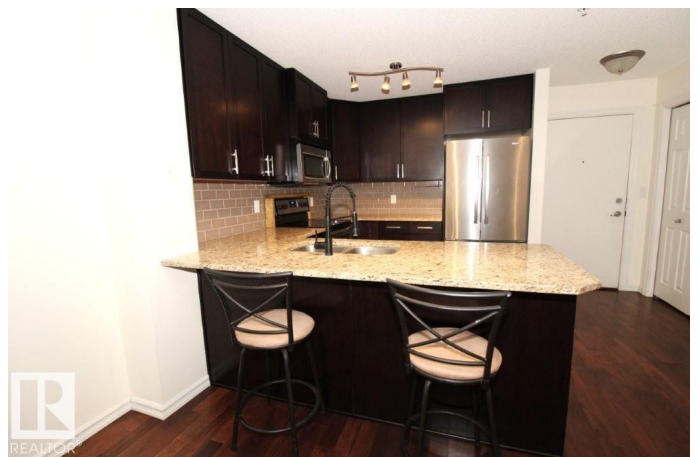
Larkspur, Edmonton, AB

**TASTEFULLY UPGRADED! PRIVATE LOCATION! FRONT DOOR PARKING! LOW CONDO FEES!** This main floor upgraded unit has been well-kept, boasting hardwood flooring, S/S appliances, granite in the kitchen, in-suite laundry, 4 pce bath & great use of space! Your east facing patio ensures a **PRIVATE & quiet space for entertaining & BBQs.** Includes a titled parking stall **DIRECTLY** in front of the main entryway & storage locker across the hallway; ideal spot! Rec Room (2nd floor) & Gym (3rd floor) included for your convenience! Only steps to RioCan Meadows for groceries, restaurants, amenities & walking distance to the new Landmark Theatre! **LOW CONDO FEES of \$388 / month; includes ALL UTILITIES!** Great value, call Larkspur home today!

Built in 2010

## Essential Information

MLS® #	E4455878
Price	\$149,649
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	648
Acres	0.00
Year Built	2010



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	111 2204 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G5

### Amenities

Amenities	Exercise Room, No Animal Home, No Smoking Home, Party Room, Patio, Vinyl Windows
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	5
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 3rd, 2025
Days on Market	34

Zoning	Zone 30
Condo Fee	\$388

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Listing information last updated on October 7th, 2025 at 2:32am MDT