

## \$264,900 - N/A, Edmonton

MLS® #E4435052

**\$264,900**

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

You will not find a nicer top floor corner unit condo in the Aspen Meadows condo complex in Larkspur. This beautiful condo has it all for a bedroom, 2 bathroom, 2 parking stalls and unit situated at the end of the building facing a quiet street. The condo is very bright with lots of windows and light in this open floor plan, with open kitchen with granite countertops, stainless steel appliances and island, dining area and large living room. This condo has a wrap around balcony facing both North and East getting lots of natural light. The master bedroom has a walk in closet with a 3-piece ensuite. The second bedroom is close to the main 4 piece bathroom. The parking titled to the unit comes with 1 underground stall #92 and 1 above ground parking stall #133. The location of this complex is close access to public transportation, shopping, coffee shops, restaurants & walking distance to grocery stores. This condo needs nothing and shows a 10 out of 10.



Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435052  |
| Price     | \$264,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,030                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | Larkspur |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6T 0W6  |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Stall, Underground |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 37            |
| Zoning         | Zone 30       |
| Condo Fee      | \$682         |

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Listing information last updated on June 13th, 2025 at 4:32pm MDT