

## \$209,000 - 117 2204 44 Avenue, Edmonton

MLS® #E4442652

**\$209,000**

2 Bedroom, 2.00 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Bright and spacious former show suite in Aspen Meadows! This 2 bed, 2 bath corner unit features a large U-shaped kitchen with quartz countertops, maple cabinets, and stainless steel appliances. Enjoy laminate flooring, in-suite laundry, and a southwest-facing wraparound balcony with gas line for BBQ. Includes titled underground parking, separate storage cage, and access to fitness room & guest suite. Condo fees cover all utilities. Walk to shopping, dining, and Meadows Rec Centre with quick access to Whitemud & Anthony Henday.



Built in 2010

### Essential Information

MLS® #	E4442652
Price	\$209,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information

Address 117 2204 44 Avenue  
Area Edmonton  
Subdivision Larkspur  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6T 0G5

## Amenities

Amenities Deck, Exercise Room, No A  
Parking Parking, Security Door, Stora  
Parking Heated, Single Indoor, Under

## Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Microw  
Washer/Dryer, Stove-Electric  
Heating Baseboard, Natural Gas  
# of Stories 4  
Stories 1  
Has Basement Yes  
Basement None, No Basement

## Exterior

Exterior Wood, Stucco  
Exterior Features Airport Nearby, Golf Nearby, Landscaped, Public Transportation,  
Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

## Additional Information

Date Listed June 16th, 2025  
Days on Market 32  
Zoning Zone 30  
Condo Fee \$666



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 July 18th, 2025 at 3:17pm MDT