

## \$225,000 - 303 2208 44 Avenue, Edmonton

MLS® #E4446679

**\$225,000**

2 Bedroom, 2.00 Bathroom, 877 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Bright and spacious 2-bedroom, 2-bathroom apartment in Aspen Meadows offering 876 sq. ft. of open-concept living. Enjoy a generous living room with access to a private balcony and a functional kitchen that makes cooking effortless. This unit includes in-suite laundry, a titled underground heated parking stall, and convenient access to a gym located on the same floor. Condo fees cover all utilities, adding great value and peace of mind. Ideally situated steps from shopping, restaurants, banks, public transit, and with quick access to Whitemud Drive and Anthony Henday. Perfect for first-time buyers or investorsâ€™ move-in ready!

Built in 2010

### Essential Information

MLS® #	E4446679
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	303 2208 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G6

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Electric
# of Stories	4
Stories	1
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	July 9th, 2025
Days on Market	9
Zoning	Zone 30
Condo Fee	\$586

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