

\$249,900 - 216 2229 44 Ave, Edmonton

MLS® #E4443458

\$249,900

2 Bedroom, 2.00 Bathroom, 1,015 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

SPACIOUS CORNER UNIT with 2 BEDROOM, 2 BATH CONDO IN ASPEN MEADOWS WITH TITLED UNDERGROUND PARKING STALL! This unit has a beautiful kitchen with GRANITE countertops and STAINLESS STEEL appliances. RARE find where Condo fees cover ALL UTILITIES . This corner unit has lots of windows that gives you bright and open-concept living space along with in-suite laundry. This East facing unit gets you abundance of light for your plants and a private balcony to enjoy your morning coffee and BBQ nights with your family. Condo building offers you a fitness room, separate storage area on same floor and a spacious party room. Walking distance to shopping (Superstore, Winners, Dollar-store, staples, Best Buy, Walmart) Restaurants, schools & the Landmark Theatre. Quick access to Whitemud Drive and Anthony Henday. This condo building offers both luxury and convenience. Its a MUST SEE!!

Built in 2016

Essential Information

MLS® #	E4443458
Price	\$249,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,015
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	216 2229 44 Ave
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0W6

Amenities

Amenities	Party Room, Recreation Room/Centre, Storage Cage
Parking	Underground

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	VELMA E. BAKER SCHOOL
Middle	THELMA CHALIFOUX SCHOOL
High	MCNALLY SCHOOL

Additional Information

Date Listed	June 20th, 2025
Days on Market	16
Zoning	Zone 30
Condo Fee	\$619

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 6th, 2025 at 5:02am MDT