

## \$159,900 - 311 2204 44 Avenue, Edmonton

MLS® #E4447104

**\$159,900**

1 Bedroom, 1.00 Bathroom, 657 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This modern, meticulously maintained 1 Bed 1 Bath condo offers exceptional value in a prime location with ALL UTILITIES INCLUDED.

Enjoy walking distance to shopping (Superstore, Winners, Dollar-store, Staples, Best Buy, Home Depot, Walmart), dining, schools, & the Landmark Theatre, with quick access to Whitemud Drive and Anthony Henday. The condo features titled heated underground parking and a storage unit conveniently located on same floor as the unit. The gourmet kitchen boasts granite countertops, dark cabinetry, stainless steel appliances, and a dining area. Relax on the spacious covered balcony with BBQ gas hookup. The bedroom includes a walk-through closet and direct access to the ensuite bathroom, combining style with function. A large bathroom, in-suite laundry, and a practical floor plan round out this inviting space. A fitness center is also available in the building—no need for a gym membership! Pet-friendly and move-in ready, this is a fantastic opportunity for comfortable and stylish living!



Built in 2010

### Essential Information

MLS® # E4447104

Price \$159,900

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	657
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	311 2204 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G5

### Amenities

Amenities	No Smoking Home, Recreation Room/Centre, Secured Parking, Security Door, See Remarks
Parking Spaces	1
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	21
Zoning	Zone 30
Condo Fee	\$462

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Listing information last updated on July 31st, 2025 at 12:32pm MDT