

## \$228,500 - 101 2207 44 Avenue, Edmonton

MLS® #E4460147

**\$228,500**

2 Bedroom, 2.00 Bathroom, 1,027 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Immaculate & well-maintained, this main-floor condo blends style & convenience in the heart of Larkspur. The open-concept living/dining area is bright & welcoming while the functional U-shaped kitchen stands out with a window for natural light, SS appliances, abundant cabinetry & a breakfast bar. Bedrooms are thoughtfully separated for privacy: the primary suite offers a WI closet and 3-pc ensuite, while second bedroom is served by a full 4-pc bath. Everyday comfort is enhanced with in-suite laundry & two assigned storage units. From the living room, step onto your spacious, covered patio with glass railing—a perfect spot to relax outdoors while enjoying extra privacy and shade. Underground parking keeps winters stress-free while the building's gym & amenities room support an active lifestyle. Walk to Superstore, with Meadows Rec Centre, RioCan Shopping Centre, schools, parks, and transit nearby, plus quick access to Whitemud and Anthony Henday. Condo fees include all utilities including electricity.

Built in 2014

### Essential Information

MLS® # E4460147

Price \$228,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,027                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 101 2207 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0T2            |

### Amenities

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Social Rooms, See Remarks |
| Parking   | Underground                                                                                                                  |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                              |
| # of Stories      | 4                                                                                                                              |
| Stories           | 1                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | None, No Basement                                                                                                              |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                   |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 45                   |
| Zoning         | Zone 30              |
| Condo Fee      | \$679                |

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Listing information last updated on November 14th, 2025 at 1:48pm MST