

## \$209,000 - 112 2208 44 Avenue, Edmonton

MLS® #E4455448

**\$209,000**

2 Bedroom, 2.00 Bathroom, 875 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Apex Meadows II – This upgraded 2-bedroom, 2-bathroom condo offers 875 sq. ft. of modern living space. Recent updates include new paint, new lighting, window coverings, and updated kitchen appliances, faucet, and sink. The open-concept kitchen with ample counter space flows into a bright living area with oversized windows, perfect for entertaining. The spacious primary suite fits a king bed and includes a walk-through closet leading to a private ensuite. A second bedroom and updated full bathroom complete the layout. Additional upgrades include new deck membrane and bathroom countertops. Enjoy in-suite laundry, a titled heated underground parking stall, and a designated storage cage. The building features a fitness room and social room. Prime location near the Meadows Rec Center, schools, shopping, dining, and entertainment. Move in and enjoy this beautifully upgraded home!

Built in 2010

### Essential Information

MLS® #	E4455448
Price	\$209,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	875
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	112 2208 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G6

### Amenities

Amenities	Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Sprinkler System-Fire
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, 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	August 30th, 2025
Days on Market	2
Zoning	Zone 30
Condo Fee	\$586

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