

\$156,649 - 111 2204 44 Avenue, Edmonton

MLS® #E4455878

\$156,649

1 Bedroom, 1.00 Bathroom, 648 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

TASTEFULLY UPGRADED! PRIVATE LOCATION! FRONT DOOR PARKING! LOW CONDO FEES! This main floor upgraded unit has been well-kept, boasting hardwood flooring, S/S appliances, granite in the kitchen, in-suite laundry, 4 pce bath & great use of space! Your east facing patio ensures a **PRIVATE & quiet space** for entertaining & BBQs. Includes a titled parking stall **DIRECTLY** in front of the main entryway & storage locker across the hallway; ideal spot! Rec Room (2nd floor) & Gym (3rd floor) included for your convenience! Only steps to RioCan Meadows for groceries, restaurants, amenities & walking distance to the new Landmark Theatre! **LOW CONDO FEES** of \$388 / month; includes **ALL UTILITIES!** Great value, call Larkspur home today!

Built in 2010

Essential Information

MLS® #	E4455878
Price	\$156,649
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	648
Acres	0.00
Year Built	2010



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	111 2204 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G5

Amenities

Amenities	Exercise Room, No Animal Home, No Smoking Home, Party Room, Patio, Vinyl Windows
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	5
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 3rd, 2025
Days on Market	3

Zoning	Zone 30
Condo Fee	\$388

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 September 6th, 2025 at 5:02pm MDT