

\$179,900 - 313 2229 44 Avenue, Edmonton

MLS® #E4466291

\$179,900

1 Bedroom, 1.00 Bathroom, 701 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to a bright and inviting 1 bed, 1 bath condo nestled on the 3rd floor, offering in-suite laundry and an airy, open layout. Imagine working out without even leaving your building – there’s a gym conveniently located on the same floor! Situated in the heart of Larkspur, this home blends comfort and connectivity in southeast Edmonton. Just minutes away, you’ll find shopping, restaurants, and daily conveniences, while nearby transit and major routes make getting around effortless. Perfect for first-time buyers, young professionals, or anyone craving a stylish, low-maintenance lifestyle – this condo truly has it all.

Built in 2016

Essential Information

MLS® #	E4466291
Price	\$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	701
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Multi Level Apartment
Status	Active

Community Information

Address	313 2229 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0W6

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Exercise Room, No Animal Home, No Smoking Home, Party Room
Parking Spaces	1
Parking	Heated, Single Indoor, Underground

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 20th, 2025
Zoning	Zone 30
Condo Fee	\$447

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Listing information last updated on November 20th, 2025 at 8:02pm MST