

## \$230,000 - 2229 44 Avenue, Edmonton

MLS® #E4442383

**\$230,000**

2 Bedroom, 2.00 Bathroom, 875 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Awesome unit in like new condition. Bright modern colors with white kitchen cabinets and granite counters. 2 titled parking stalls including 1 underground stall. Sunny West exposure. Air conditioning. 2 bedrooms and 2 full bathrooms. In suite laundry and storage. Close to shopping, transit, schools, restaurants, fitness centers and more. Quick access to Whitemud Freeway and Anthony Henday Drive. Building amenities include fitness room and party room. Condo fees include all utilities. Shows extremely well! For more details please visit the REALTOR®'s Website.

Built in 2016

### Essential Information

MLS® #	E4442383
Price	\$230,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	875
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status Active

### Community Information

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

### Amenities

Amenities Party Room, Recreation Room/Centre, See Remarks  
Parking Spaces 2  
Parking See Remarks

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer  
Heating Forced Air-1, Natural Gas  
# of Stories 4  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

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

### School Information

Elementary Velma E/St. Kateri  
Middle Thelma C/Father Michael T  
High Elder Dr.F/Holy Trinity

### Additional Information

Date Listed June 13th, 2025

Days on Market	2
Zoning	Zone 30
Condo Fee	\$596

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Listing information last updated on June 15th, 2025 at 3:17am MDT