

## \$245,000 - 304 2203 44 Avenue, Edmonton

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MLS® #E4429591

**\$245,000**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This upgraded 2 Bedroom, 2 Bathroom unit offers exceptional value and is meticulously maintained. Enjoy walking distance to shopping (Superstore, Winners, Dollar-store, Staples, Best Buy, Walmart), dining, schools, and the Landmark Theatre, with quick access to Whitemud Drive and Anthony Henday. The condo features titled, heated underground parking and an open-concept layout with hardwood floors. The gourmet kitchen boasts granite countertops, dark cabinetry, stainless steel appliances, and a dining area. Relax on the spacious covered balcony with BBQ gas hookup. The large primary bedroom includes a walk-through California Closets system and ensuite, offering both style and function. A second bedroom, main bathroom, and ensuite laundry room with storage complete the functional floor plan. A fitness center is also available in the building—no need for a gym membership! Don't miss this opportunity for comfortable, stylish living.



Built in 2013

### Essential Information

MLS® #	E4429591
Price	\$245,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	947
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	304 2203 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T1

### **Amenities**

Amenities	No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, See Remarks
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 7th, 2025
Days on Market	24
Zoning	Zone 30
Condo Fee	\$597

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