

## \$215,000 - 303 2208 44 Avenue, Edmonton

MLS® #E4446679

**\$215,000**

2 Bedroom, 2.00 Bathroom, 877 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Bright and spacious 2-bedroom, 2-bathroom apartment in Aspen Meadows offering 876 sq. ft. of open-concept living. Enjoy a generous living room with access to a private balcony and a functional kitchen that makes cooking effortless. This unit includes in-suite laundry, a titled underground heated parking stall, and convenient access to a gym located on the same floor. Condo fees cover all utilities, adding great value and peace of mind. Ideally situated steps from shopping, restaurants, banks, public transit, and with quick access to Whitemud Drive and Anthony Henday. Perfect for first-time buyers or investors—move-in ready!

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4446679          |
| Price          | \$215,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 877               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 303 2208 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0G6            |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite |
| Parking   | Underground                                                                               |

### Interior

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

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                 |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 30        |
| Condo Fee      | \$586          |

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Listing information last updated on August 2nd, 2025 at 6:02am MDT