

## \$235,000 - 2229 44 Avenue, Edmonton

MLS® #E4438939

**\$235,000**

2 Bedroom, 2.00 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

TOP FLOOR, 2 bed, 2 bath unit WITH 2 PARKING STALLS (UNDERGROUND + OUTSIDE) Keep cool with Chilly A/C for the Summer! Inside you are welcomed to an OPEN FLOOR PLAN with plenty of storage. The separate LAUNDRY AREA is a welcomed treat and adds major convenience. Cook in the UPGRADED u-shaped kitchen with TILED BAKSPLASH and extended GRANITE countertops, perfect for entertaining. A BRIGHT Livingroom is great for watching movies or sports and leads to the COVERED DECK with a nice view over the community. Relax in the Primary bedroom at days end, it has a walk through closet and 3 piece ensuite with DOUBLE WIDE SHOWER. Across the living room (perfect for privacy) is the 2nd bedroom with a full 4 piece bath for guests. RARE, Condo fees include ALL UTILITIES. Hard surface flooring found throughout most of the unit excluding bedrooms. Superstore, fitness center's, banks, restaurants and PUBLIC TRANSIT are just steps away. So much for so little, see it, you'll LOVE this place!

Built in 2016

### Essential Information

MLS® # E4438939

Price \$235,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 893                    |
| 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      | Deck, Parking-Visitor |
| Parking Spaces | 2                     |
| Parking        | Stall, Underground    |

### **Interior**

|                   |                     |
|-------------------|---------------------|
| Interior Features | ensuite bathroom    |
| Appliances        | None                |
| Heating           | Baseboard, Electric |
| # of Stories      | 4                   |
| Stories           | 1                   |
| Has Basement      | Yes                 |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025  
Days on Market                18  
Zoning                              Zone 30  
RE / Bank Owned    Yes  
Condo Fee                        \$596

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