

## \$216,500 - #303 2229 44 Av, Edmonton

MLS® #E4449550

**\$216,500**

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This exceptional, bright and stylish 2 bed, 2 bath condo offers the perfect balance of peace and accessibility. Tucked away on a quiet street yet just moments from The Meadows shopping centre. From the moment you enter, you'll be welcomed by a spacious open-concept layout filled with natural sunlight pouring through large windows and your street-facing balcony ideal for enjoying morning coffee or evening relaxation. The modern kitchen features elegant granite countertops and flows seamlessly into the living space with sleek laminate flooring, perfect for both entertaining and everyday living. Stay cool and comfortable year-round with built-in Air Conditioning, a rare and valuable feature. The primary bedroom offers a private ensuite, while the second bedroom is perfect for guests, a home office, or shared accommodations. You'll also appreciate the 2 titled parking stalls, one heated underground and one surface stall offering unbeatable convenience and flexibility. ALL utilities included in condo fees.

Built in 2016

### Essential Information

MLS® # E4449550

Price \$216,500



|                |                       |
|----------------|-----------------------|
| Bedrooms       | 2                     |
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 876                   |
| Acres          | 0.00                  |
| Year Built     | 2016                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | #303 2229 44 Av |
| Area        | Edmonton        |
| Subdivision | Larkspur        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 0W6         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Secured Parking |
| Parking   | Stall, Underground               |

### Interior

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

### Exterior

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

**Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 24th, 2025 |
| Days on Market  | 84              |
| Zoning          | Zone 30         |
| RE / Bank Owned | Yes             |
| Condo Fee       | \$596           |

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Listing information last updated on October 16th, 2025 at 12:32am MDT