\$209,000 - 117 2204 44 Avenue, Edmonton

MLS® #E4442652

\$209,000

2 Bedroom, 2.00 Bathroom, 1,044 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Bright and spacious former show suite in Aspen Meadows! This 2 bed, 2 bath corner unit features a large U-shaped kitchen with quartz countertops, maple cabinets, and stainless steel appliances. Enjoy laminate flooring, in-suite laundry, and a southwest-facing wraparound balcony with gas line for BBQ. Includes titled underground parking, separate storage cage, and access to fitness room & guest suite. Condo fees cover all utilities. Walk to shopping, dining, and Meadows Rec Centre with quick access to Whitemud & Anthony Henday.



Built in 2010

Essential Information

MLS® # E4442652 Price \$209,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,044
Acres 0.00
Year Built 2010

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 117 2204 44 Avenue

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0G5

Amenities

Amenities Deck, Exercise Room, No A

Parking, Security Door, Stora

Parking Heated, Single Indoor, Under

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microw

Washer/Dryer, Stove-Electric

Heating Baseboard, Natural Gas

of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Stucco

Exterior Features Airport Nearby, Golf Nearby, Landscaped, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

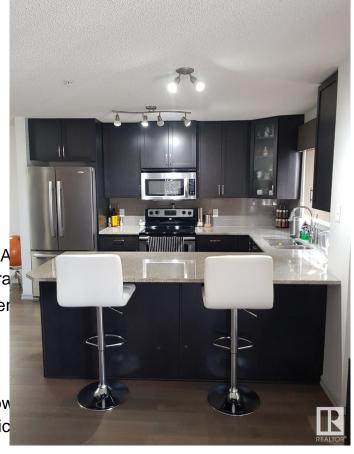
Date Listed June 16th, 2025

Days on Market 50

Zoning Zone 30

Condo Fee \$666

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real





estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 7:48am MDT