# \$159,900 - 311 2204 44 Avenue, Edmonton

MLS® #E4422686

## \$159,900

1 Bedroom, 1.00 Bathroom, 650 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Condo fee includes ALL the UTILITIES.
Discover this stunning 1-bedroom, 1-bathroom apartment conveniently located just behind the Superstore. This unit includes a TITLED UNDERGROUND parking spot for year-round comfort. One of the best features? A SAME-FLOOR STORAGE ROOM and GYM room, making daily living incredibly convenient. The apartment boasts IN-SUITE LAUNDRY, an open-concept living area filled with natural light, and is close to schools, public transportation, and all major amenities. This is a fantastic opportunity!!!



### **Essential Information**

MLS® # E4422686

Price \$159,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 650

Acres 0.00

Year Built 2010

Type Condo / Townhouse

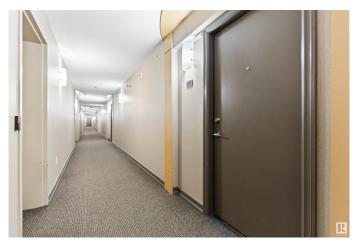
Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active







# **Community Information**

Address 311 2204 44 Avenue

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0G5

#### **Amenities**

Amenities Intercom, Parking-Visitor

Parking Underground

#### Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Curtains and Blinds

Heating Hot Water, Natural Gas

# of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

#### Additional Information

Date Listed February 24th, 2025

Days on Market 114

Zoning Zone 30 Condo Fee \$454

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 June 18th, 2025 at 2:47am MDT