

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

MLS® #E4447104

\$159,900

1 Bedroom, 1.00 Bathroom, 657 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This modern, meticulously maintained 1 Bed 1 Bath condo offers exceptional value in a prime location with ALL UTILITIES INCLUDED.

Enjoy walking distance to shopping (Superstore, Winners, Dollar-store, Staples, Best Buy, Home Depot, Walmart), dining, schools, & the Landmark Theatre, with quick access to Whitemud Drive and Anthony Henday. The condo features titled heated underground parking and a storage unit conveniently located on same floor as the unit. The gourmet kitchen boasts granite countertops, dark cabinetry, stainless steel appliances, and a dining area. Relax on the spacious covered balcony with BBQ gas hookup. The bedroom includes a walk-through closet and direct access to the ensuite bathroom, combining style with function. A large bathroom, in-suite laundry, and a practical floor plan round out this inviting space. A fitness center is also available in the building—no need for a gym membership! Pet-friendly and move-in ready, this is a fantastic opportunity for comfortable and stylish living!



Built in 2010

Essential Information

MLS® # E4447104

Price \$159,900

| | |
|----------------|------------------------|
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 657 |
| 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 | No Smoking Home, Recreation Room/Centre, Secured Parking, Security Door, See Remarks |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, |

| | |
|--------------|---------------------------------------|
| | Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 30 |
| Condo Fee | \$462 |

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Listing information last updated on July 16th, 2025 at 2:47pm MDT