

\$224,900 - 215 2208 44 Avenue, Edmonton

MLS® #E4456643

\$224,900

2 Bedroom, 2.00 Bathroom, 870 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Why Rent! CARE FREE LIVING / ALL UTILITIES INCLUDED! Impressive 2 Bedroom / 2 Bathroom Condo Backing North with No Neighbors! This Open Concept Condo offers a Kitchen w/an Abundance of Dark Cabinets & an Eating Bar overlooking the Dining Area & Living room. The Primary Bedroom features a Walk Through Closet & a 3pce Ensuite. The 2nd Bedroom is adjacent to the 4pce Bathroom. Other FEATURES: Vinyl Plank(2021) added in Front Entry, Kitchen, Dining area, Living room. Plus a Storage/Laundry Room, Covered Balcony w/a Gas Line & One Parkade Stall! "Aspen Meadows" offers a Social Room on the 2nd Floor and a Gym on the 3rd Floor! The Complex is PERFECTLY LOCATED adjacent to all Amenities & Easy access to the Whitemud and Anthony Henday!

Built in 2010

Essential Information

MLS® #	E4456643
Price	\$224,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	870
Acres	0.00



Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	215 2208 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G6

Amenities

Amenities	Exercise Room, Parking-Visitor, Secured Parking, Social Rooms, Storage-In-Suite
Parking	Parkade

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 6th, 2025
-------------	---------------------

Days on Market	4
Zoning	Zone 30
Condo Fee	\$586

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 September 10th, 2025 at 7:47pm MDT