

## **\$154,900 - 109 2208 44 Avenue, Edmonton**

MLS® #E4450275

**\$154,900**

1 Bedroom, 1.00 Bathroom, 649 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

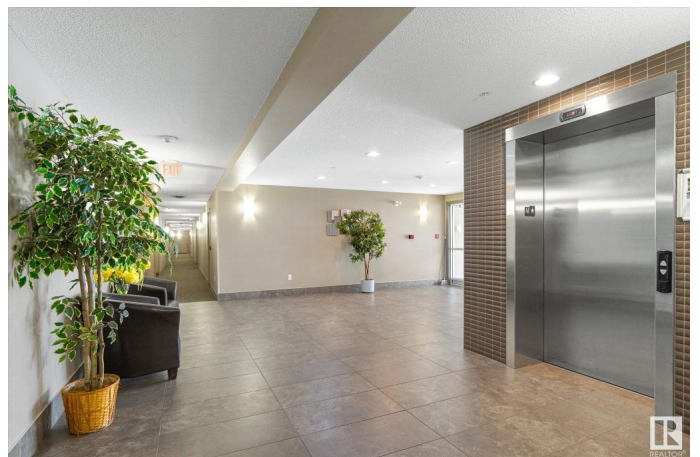
If you've been searching for amazing value, look no further than this beautiful 1 Bedroom unit that's close to transit, shopping, dining, schools, parks, a major rec center and main roadways. This well planned suite includes a generous master bedroom with access to the bathroom with glass tub enclosure via a large walk-through closet,! The central kitchen features Granite Counter Tops, fully tiled backsplash and counter height eating bar and New Carpets, Stay cool inside or step outside from the living room through patio doors to enjoy your private balcony with natural gas BBQ outlet. Offering the convenience of front of building parking space, storage cage on same floor + in-suite laundry, + fitness center, social space, designated storage unit, this property ensures you have everything you need close to hand. Immediate possession, monthly condo fees of only \$388.00 a month include all utilities! TITLED SURFACE PARKING STALL AND ASSIGNED STORAGE IS A BIG BONUS FOR THIS AFFORDABLE HOME

Built in 2010

### **Essential Information**

MLS® # E4450275

Price \$154,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 649                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 109 2208 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0G6            |

### Amenities

|                |                                                                                                                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Security Door, Social Rooms, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                                     |
| Parking        | Stall                                                                                                                                                                                                                                                 |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                             |
| # of Stories | 4                                                                                  |
| Stories      | 1                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | None, No Basement                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 30         |
| Condo Fee      | \$388           |

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Listing information last updated on September 2nd, 2025 at 11:32pm MDT