# \$200,000 - 303 2208 44 Avenue, Edmonton

MLS® #E4451616

#### \$200,000

2 Bedroom, 2.00 Bathroom, 877 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Bright and spacious 2-bedroom, 2-bathroom apartment in Aspen Meadows offering 876 sq. ft. of open-concept living. Enjoy a generous living room with access to a private balcony and a functional kitchen that makes cooking effortless. This unit includes in-suite laundry, a titled underground heated parking stall, and convenient access to a gym located on the same floor. Condo fees cover all utilities, adding great value and peace of mind. Ideally situated steps from shopping, restaurants, banks, public transit, and with quick access to Whitemud Drive and Anthony Henday. Perfect for first-time buyers or investorsâ€"move-in ready!



#### **Essential Information**

MLS® # E4451616 Price \$200,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

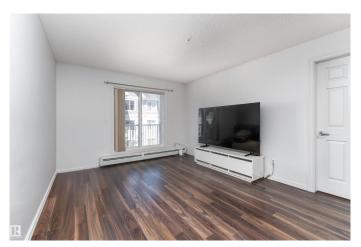
Square Footage 877 Acres 0.00

Year Built 2010

Type Condo / Townhouse Sub-Type Lowrise Apartment







Style Single Level Apartment

Status Active

## **Community Information**

Address 303 2208 44 Avenue

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0G6

#### **Amenities**

Amenities No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler

System-Fire, Storage-In-Suite

Parking Underground

#### Interior

Interior Features ensuite bathroom

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

Washer/Dryer, Stove-Electric

Heating Baseboard, Electric

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 7th, 2025

Days on Market 70

Zoning Zone 30

Condo Fee \$586

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