

## \$199,900 - 2208 44 Avenue, Edmonton

MLS® #E4435522

**\$199,900**

2 Bedroom, 2.00 Bathroom, 874 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Aspen Meadows! Modern Main Floor Living with Green Space Access Step into this bright and welcoming main floor 873 sq ft, 2 bedroom, 2 bathroom home featuring concrete floors and a private deck that opens directly to green space! Perfect for morning coffee, pets, or simply enjoying nature from your doorstep. The kitchen offers sleek modern cabinetry, black appliances, and beautiful granite countertops, ideal for casual dining or entertaining. The spacious living area flows seamlessly to the Northeast-facing deck perfect to enjoy our summers! The large primary bedroom includes a walk-through closet and a private 3-piece ensuite with an oversized shower. A second bedroom is perfect for guests, a home office, or media room. In-suite laundry with a spacious storage room, 2 tiled surface stalls complete this fantastic condo! Located in a well-maintained building within walking distance to shopping, restaurants, transit, and mins from the Whitemud and Henday!

Built in 2010

### Essential Information

MLS® # E4435522

Price \$199,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	874
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	Deck, Security Door, Storage-In-Suite, Vinyl Windows
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	39
Zoning	Zone 30
Condo Fee	\$519

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Listing information last updated on June 16th, 2025 at 9:47am MDT