

## \$264,500 - 402 2207 44 Avenue, Edmonton

MLS® #E4452894

**\$264,500**

2 Bedroom, 2.00 Bathroom, 943 sqft

Condo / Townhouse on 0.00 Acres

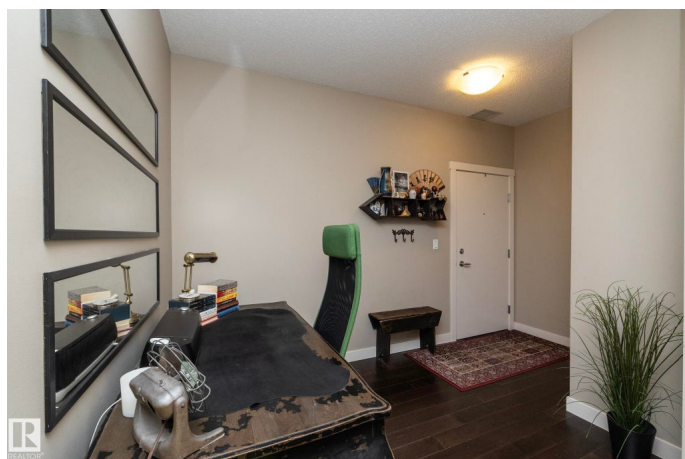
Larkspur, Edmonton, AB

TOP FLOOR LIVING in Aspen Meadows! This 943 sqft 2 bedroom + office, 2 bathroom condo in the desirable community of Larkspur offers a bright, open-concept floor plan perfect for modern living. Featuring rich dark hardwood floors, white cabinetry, stainless steel appliances and large windows that fill the space with natural light, this home blends style and comfort. The kitchen offers ample counter space and a breakfast bar, opening to the living area—ideal for entertaining. The spacious primary suite includes a walk-through closet and private ensuite, while the second bedroom, full bath, and dedicated office provide excellent flexibility. Enjoy the convenience of in-suite laundry, underground parking, and access to great building amenities. Close to shopping, dining, schools, and with quick access to the Whitemud, this location is perfect for easy city living!

Built in 2014

### Essential Information

MLS® #	E4452894
Price	\$264,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	943



Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	402 2207 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T2

### Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 14th, 2025

Zoning Zone 30

Condo Fee \$635

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Listing information last updated on August 14th, 2025 at 6:02pm MDT