

\$209,000 - 117 2204 44 Avenue, Edmonton

MLS® #E4453588

\$209,000

2 Bedroom, 2.00 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Bright and spacious former show suite in Aspen Meadows! This 2 bed, 2 bath corner unit features a large U-shaped kitchen with quartz countertops, maple cabinets, and stainless steel appliances. Enjoy laminate flooring, in-suite laundry, and a southwest-facing wraparound balcony with gas line for BBQ. Includes titled underground parking, separate storage cage, and access to fitness room & guest suite. Condo fees cover all utilities. Walk to shopping, dining, and Meadows Rec Centre with quick access to Whitemud & Anthony Henday.



Built in 2010

Essential Information

MLS® #	E4453588
Price	\$209,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address 117 2204 44 Avenue
Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA
Province AB
Postal Code T6T 0G5

Amenities

Amenities Deck, Exercise Room, No A
Parking Parking, Security Door, Stora
Parking Heated, Single Indoor, Under

Interior

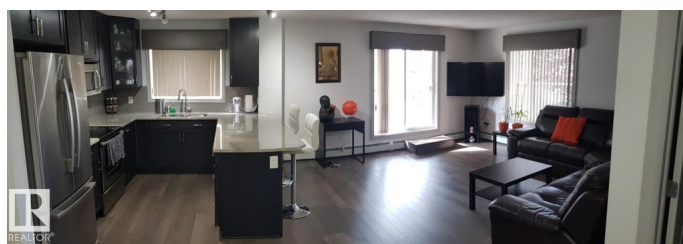
Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Microw
Washer/Dryer, Stove-Electric
Heating Baseboard, Natural Gas
of Stories 4
Stories 1
Has Basement Yes
Basement None, No Basement

Exterior

Exterior Wood, Stucco
Exterior Features Airport Nearby, Golf Nearby, Landscaped, Public Transportation,
Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed August 18th, 2025
Days on Market 9
Zoning Zone 30
Condo Fee \$666



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 August 26th, 2025 at 9:31pm MDT