# \$265,000 - 101 2207 44 Avenue, Edmonton

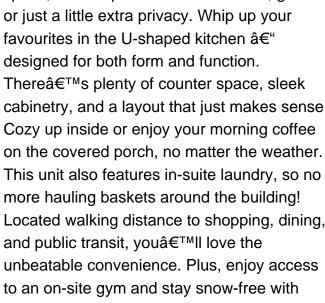
MLS® #E4447351

## \$265,000

2 Bedroom, 2.00 Bathroom, 1.030 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Comfort, Convenience & A Clever Layout – All in One Condo! Step into smart, stylish living with this 2 bedroom, 2 bathroom condo that checks all the boxes! With bedrooms on opposite sides of the open-concept living space, it's perfect for roommates, guests, cabinetry, and a layout that just makes sense. Located walking distance to shopping, dining, underground parking included! Whether you're downsizing, just starting out, or investing â€" this place brings privacy, location, and practicality together in all the right ways.



Built in 2014

# **Essential Information**

MLS®# E4447351 Price \$265,000







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,030

Acres 0.00

Year Built 2014

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 101 2207 44 Avenue

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0T2

#### **Amenities**

Amenities On Street Parking, Air Conditioner, Detectors Smoke, Exercise Room,

Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-Locker

Room, Storage Cage

Parking Spaces 1

Parking Underground

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings, Garage Heater

Heating Baseboard, Hot Water, Natural Gas

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Low Maintenance Landscape, Picnic Area, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 11th, 2025

Days on Market 53

Zoning Zone 30

Condo Fee \$679

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Listing information last updated on September 2nd, 2025 at 4:03pm MDT