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

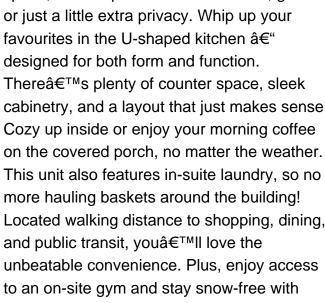
MLS® #E4447351

\$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 52

Zoning Zone 30

Condo Fee \$679

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 September 1st, 2025 at 9:47am MDT