

## \$156,649 - 111 2204 44 Avenue, Edmonton

MLS® #E4455878

**\$156,649**

1 Bedroom, 1.00 Bathroom, 648 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

**TASTEFULLY UPGRADED! PRIVATE LOCATION! FRONT DOOR PARKING! LOW CONDO FEES!** This main floor upgraded unit has been well-kept, boasting hardwood flooring, S/S appliances, granite in the kitchen, in-suite laundry, 4 pce bath & great use of space! Your east facing patio ensures a **PRIVATE & quiet space** for entertaining & BBQs. Includes a titled parking stall **DIRECTLY** in front of the main entryway & storage locker across the hallway; ideal spot! Rec Room (2nd floor) & Gym (3rd floor) included for your convenience! Only steps to RioCan Meadows for groceries, restaurants, amenities & walking distance to the new Landmark Theatre! **LOW CONDO FEES** of \$388 / month; includes **ALL UTILITIES!** Great value, call Larkspur home today!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455878  |
| Price          | \$156,649 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 648       |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 111 2204 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0G5            |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Exercise Room, No Animal Home, No Smoking Home, Party Room, Patio, Vinyl Windows |
| Parking   | Stall                                                                            |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 5                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 4                   |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$388   |

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Listing information last updated on September 7th, 2025 at 12:32am MDT