

## \$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, or just a little extra privacy. Whip up your favourites in the U-shaped kitchen – designed for both form and function. There’s plenty of counter space, sleek cabinetry, and a layout that just makes sense. Cozy up inside or enjoy your morning coffee on the covered porch, no matter the weather. This unit also features in-suite laundry, so no more hauling baskets around the building! Located walking distance to shopping, dining, and public transit, you’ll love the unbeatable convenience. Plus, enjoy access to an on-site gym and stay snow-free with underground parking included! Whether you’re downsizing, just starting out, or investing – 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	48
Zoning	Zone 30
Condo Fee	\$679

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