

## \$249,900 - 216 2229 44 Ave, Edmonton

MLS® #E4443458

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,015 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

SPACIOUS CORNER UNIT with 2 BEDROOM, 2 BATH CONDO IN ASPEN MEADOWS WITH TITLED UNDERGROUND PARKING STALL! This unit has a beautiful kitchen with GRANITE countertops and STAINLESS STEEL appliances. RARE find where Condo fees cover ALL UTILITIES . This corner unit has lots of windows that gives you bright and open-concept living space along with in-suite laundry. This East facing unit gets you abundance of light for your plants and a private balcony to enjoy your morning coffee and BBQ nights with your family. Condo building offers you a fitness room, separate storage area on same floor and a spacious party room. Walking distance to shopping (Superstore, Winners, Dollar-store, staples, Best Buy, Walmart) Restaurants, schools & the Landmark Theatre. Quick access to Whitemud Drive and Anthony Henday. This condo building offers both luxury and convenience. Its a MUST SEE!!

Built in 2016

### Essential Information

MLS® #	E4443458
Price	\$249,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,015
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	216 2229 44 Ave
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0W6

### **Amenities**

Amenities	Party Room, Recreation Room/Centre, Storage Cage
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	VELMA E. BAKER SCHOOL
Middle	THELMA CHALIFOUX SCHOOL
High	MCNALLY SCHOOL

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	26
Zoning	Zone 30
Condo Fee	\$619

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 July 16th, 2025 at 1:17am MDT