

\$228,500 - 101 2207 44 Avenue, Edmonton

MLS® #E4460147

\$228,500

2 Bedroom, 2.00 Bathroom, 1,027 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Immaculate & well-maintained, this main-floor condo blends style & convenience in the heart of Larkspur. The open-concept living/dining area is bright & welcoming while the functional U-shaped kitchen stands out with a window for natural light, SS appliances, abundant cabinetry & a breakfast bar. Bedrooms are thoughtfully separated for privacy: the primary suite offers a WI closet and 3-pc ensuite, while second bedroom is served by a full 4-pc bath. Everyday comfort is enhanced with in-suite laundry & two assigned storage units. From the living room, step onto your spacious, covered patio with glass railing—a perfect spot to relax outdoors while enjoying extra privacy and shade. Underground parking keeps winters stress-free while the building's gym & amenities room support an active lifestyle. Walk to Superstore, with Meadows Rec Centre, RioCan Shopping Centre, schools, parks, and transit nearby, plus quick access to Whitemud and Anthony Henday. Condo fees include all utilities including electricity.

Built in 2014

Essential Information

MLS® # E4460147

Price \$228,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
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	Detectors Smoke, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Social Rooms, See Remarks
Parking	Underground

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 30th, 2025
Days on Market	20
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 October 20th, 2025 at 5:32pm MDT