

\$234,999 - 403 2207 44 Avenue, Edmonton

MLS® #E4449205

\$234,999

2 Bedroom, 2.00 Bathroom, 877 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

TOP FLOOR upgraded 2 bedroom, 2 bathroom unit offers exceptional value & is meticulously maintained. LOCATION-LOCATION - walking distance to schools, shopping (Superstore, Winners, Dollar-store, staples, Best Buy, Walmart) Restaurants, & the Landmark Theatre & transportation. Quick access to Whitemud Drive and Anthony Henday. The kitchen has granite countertops that include an eating bar, lots of cupboard space, stainless steel appliance and a separate dining space. A large primary bedroom that has a walk through closet with built in organizers and a 3 piece en-suite. A good sized second bedroom, a 4 piece bathroom and a large laundry room & storage space. One underground parking spot. The building has a fitness room & a large meeting room.

Built in 2014

Essential Information

MLS® #	E4449205
Price	\$234,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00



Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	403 2207 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T2

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, See Remarks
Parking	Heated, Parkade, Underground

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 23rd, 2025
Days on Market	13
Zoning	Zone 30
Condo Fee	\$597

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 August 5th, 2025 at 4:03pm MDT