

## \$209,000 - 117 2204 44 Avenue, Edmonton

MLS® #E4442652

**\$209,000**

2 Bedroom, 2.00 Bathroom, 1,044 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Bright and spacious former show suite in Aspen Meadows! This 2 bed, 2 bath corner unit features a large U-shaped kitchen with quartz countertops, maple cabinets, and stainless steel appliances. Enjoy laminate flooring, in-suite laundry, and a southwest-facing wraparound balcony with gas line for BBQ. Includes titled underground parking, separate storage cage, and access to fitness room & guest suite. Condo fees cover all utilities. Walk to shopping, dining, and Meadows Rec Centre with quick access to Whitemud & Anthony Henday.



Built in 2010

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442652               |
| Price          | \$209,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,044                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information

Address 117 2204 44 Avenue  
Area Edmonton  
Subdivision Larkspur  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6T 0G5

## Amenities

Amenities Deck, Exercise Room, No A  
Parking, Security Door, Storage  
Parking Heated, Single Indoor, Under

## Interior

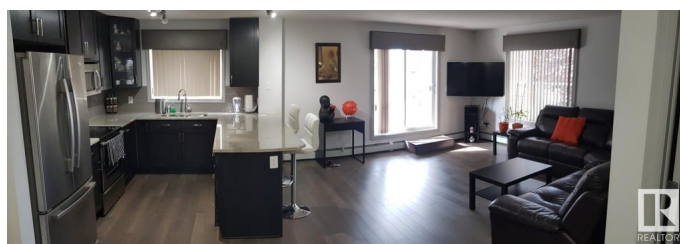
Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Microwave, Washer/Dryer, Stove-Electric  
Heating Baseboard, Natural Gas  
# of Stories 4  
Stories 1  
Has Basement Yes  
Basement None, No Basement

## Exterior

Exterior Wood, Stucco  
Exterior Features Airport Nearby, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

## Additional Information

Date Listed June 16th, 2025  
Days on Market 48  
Zoning Zone 30  
Condo Fee \$666



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Listing information last updated on August 3rd, 2025 at 1:32pm MDT