# \$154,900 - 109 2208 44 Avenue, Edmonton

MLS® #E4450275

## \$154,900

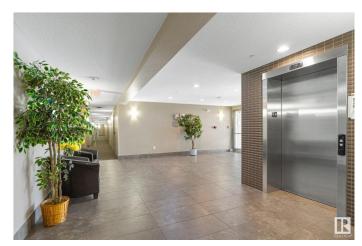
1 Bedroom, 1.00 Bathroom, 649 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

If you've been searching for amazing value, look no further than this beautiful 1 Bedroom unit that's close to transit, shopping, dining, schools, parks, a major rec center and main roadways. This well planned suite includes a generous master bedroom with access to the bathroom with glass tub enclosure via a large walk-through closet,! The central kitchen features Granite Counter Tops, fully tiled backsplash and counter height eating bar and New Carpets, Stay cool inside or step outside from the living room through patio doors to enjoy your private balcony with natural gas BBQ outlet. Offering the convenience of front of building parking space, storage cage on same floor + in-suite laundry, + fitness center, social space, designated storage unit, this property ensures you have everything you need close to hand. Immediate possession, monthly condo fees of only \$381.00 a month include all utilities! TITLED SURFACE PARKING STALL AND ASSIGNED STORAGE IS A BIG BONUS FOR THIS AFFORDABLE HOME







Built in 2010

# **Essential Information**

MLS® # E4450275 Price \$154,900 Bedrooms 1

1.00 Bathrooms

Full Baths 1

Square Footage 649

Acres 0.00

Year Built 2010

Condo / Townhouse Type

Sub-Type **Lowrise Apartment** 

Style Single Level Apartment

Status Active

# **Community Information**

109 2208 44 Avenue Address

Area Edmonton Subdivision Larkspur City Edmonton **ALBERTA** 

Province AB

Postal Code T6T 0G6

#### **Amenities**

County

**Amenities** Off Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors

> Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Security Door, Social Rooms, Vinyl Windows, See

Remarks, Storage Cage, Natural Gas BBQ Hookup

Parking Spaces 1

Stall **Parking** 

### Interior

**Appliances** Dishwasher-Built-In, Refrigerator, Stove-Electric, Dryer, Washer.

Window Coverings

Heating Hot Water, Natural Gas

# of Stories 4 1 Stories

Has Basement Yes

None, No Basement Basement

#### **Exterior**

Exterior Wood, Vinyl Exterior Features Fenced, Landscaped, Park/Reserve, Playground 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 29th, 2025

Days on Market 16

Zoning Zone 30

Condo Fee \$388

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