

## \$245,700 - 303 2229 44 Av, Edmonton

MLS® #E4432360

### \$245,700

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this bright and inviting 2 bed, 2 bath condo, that's perfectly situated with a street facing balcony bringing an abundance on sunlight. The open-concept layout is enhanced by elegant granite countertops and beautiful laminate flooring. The primary bedroom features a private ensuite, while the second bedroom offers flexibility for guests, a home office, or shared living. A major highlight of this property is the 2 TITLED parking stalls, adding exceptional value and convenience. Ideally located close to transit, parks, shops, and more, this condo offers the perfect blend of lifestyle and location.

Built in 2016

### Essential Information

MLS® #	E4432360
Price	\$245,700
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment



Status	Active
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### Community Information

Address	303 2229 44 Av
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W6

### Amenities

Amenities	Air Conditioner
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Baseboard, Electric
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 24th, 2025
Days on Market	43
Zoning	Zone 30
RE / Bank Owned	Yes
Condo Fee	\$596

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Listing information last updated on June 6th, 2025 at 10:47am MDT