

\$215,900 - 411 2229 44 Avenue, Edmonton

MLS® #E4432966

\$215,900

1 Bedroom, 1.00 Bathroom, 650 sqft
Condo / Townhouse on 0.00 Acres

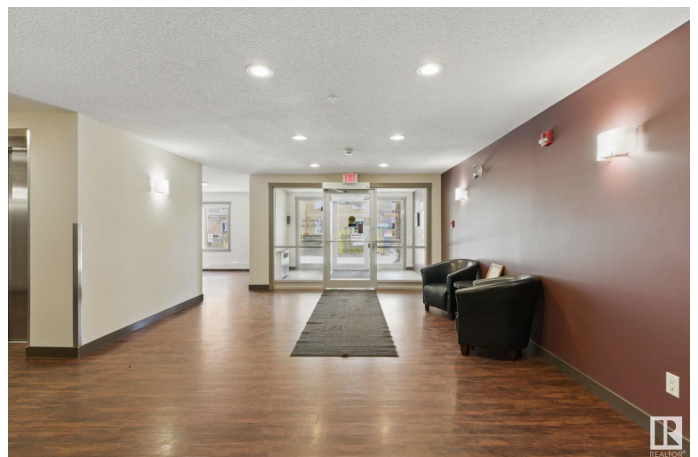
Larkspur, Edmonton, AB

Top Floor Condo with Downtown Views!
Welcome to this bright and modern one-bedroom condo offering breathtaking downtown views from the top floor! Enjoy the comfort of heated underground parking, a private storage space, in-suite laundry, and the bonus of air conditioning for year-round comfort. Condo fees cover heat, water, and electricity, keeping your monthly costs simple and stress-free. The building offers fantastic amenities, including a fully equipped fitness center, a social room, and is pet-friendly, making it perfect for you and your furry companions. Ideally located near schools, parks, a recreation centre, grocery stores, banking, and a variety of shopping options, everything you need is just minutes away. Plus, quick access to Whitemud Drive and Anthony Henday Drive makes commuting around the city effortless.

Built in 2016

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432966 |
| Price | \$215,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 650 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 411 2229 44 Avenue |
| Area | Edmonton |
| Subdivision | Larkspur |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0W6 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Secured Parking, Security Door, Social Rooms, Storage Cage |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioner-Window, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating | Baseboard, Electric |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 30 |
| Condo Fee | \$447 |

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Listing information last updated on April 30th, 2025 at 2:02pm MDT