

## \$244,986 - 403 2229 44 Avenue, Edmonton

MLS® #E4439309

**\$244,986**

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Top floor unit with downtown views!! This two bedroom, two bath condo comes with not only a view but also features underground parking, in-suite laundry and is only a 2 minute walk to a range of restaurants and shopping on 17st. The open and bright layout allows for light to flood your home and the patio doors from the living room invite you to enjoy your evenings watching the sunsets. Main room features vinyl plank flooring, granite countertops in kitchen, breakfast bar along with a dining space. The bedrooms separated to either side of the condo, which have their own bathrooms, allows for privacy and a roomy space. Enjoy the secured underground parking which keeps your car cool in the summer and snow free in the winter, in addition the elevator bringing you from parking straight to your floor aids in easy grocery trips. Building has many amenities including a rentable party room as well as a gym. Location can't be beat with everything right out your front door and easy access to the Whitemud and Henday.

Built in 2016

### Essential Information

MLS® # E4439309

Price \$244,986

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          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 403 2229 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5T 0W6            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Electric  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | View Downtown      |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 30             |
| Zoning         | Zone 30        |
| Condo Fee      | \$579          |

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Listing information last updated on June 28th, 2025 at 4:32am MDT