

## \$254,900 - #102 2203 44 Av, Edmonton

MLS® #E4447011

**\$254,900**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

SPACIOUS CORNER UNIT on the ground floor with 2 BEDROOM, 2 BATH CONDO in ASPEN MEADOWS with TITLED UNDERGROUND PARKING STALL + ONE SURFACE PARKING. This unit was a former show home by Landmark builder. It features a beautiful kitchen with GRANITE countertops and STAINLESS STEEL appliances. A RARE find where condo fees cover ALL UTILITIES. This corner unit offers plenty of windows, providing a bright and open-concept living space, along with in-suite laundry. Enjoy an abundance of natural light for your plants and a private balcony to start your mornings with coffee or enjoy BBQ nights with your family. The condo building offers a fitness room, a separate storage area on the same floor, and a spacious party room. Walking distance to shopping (Superstore, Winners, Dollarama, Staples, Best Buy, Walmart), restaurants, schools, and the Landmark Theatre. Quick access to Whitemud Drive and Anthony Henday. This condo offers both luxury and convenience. It's a MUST SEE!!

Built in 2013

### Essential Information

MLS® # E4447011

Price \$254,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 947                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | #102 2203 44 Av |
| Area        | Edmonton        |
| Subdivision | Larkspur        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0T1         |

### Amenities

|           |                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                          |

### Interior

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

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Steel, Brick, Vinyl                                                                            |
| Exterior Features | Airport Nearby, Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Steel, Brick, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 30         |
| Condo Fee      | \$650           |

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Listing information last updated on August 6th, 2025 at 10:02am MDT