

## \$219,900 - 215 2208 44 Avenue, Edmonton

MLS® #E4456643

**\$219,900**

2 Bedroom, 2.00 Bathroom, 870 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Why Rent! CARE FREE LIVING / ALL UTILITIES INCLUDED! Impressive 2 Bedroom / 2 Bathroom Condo Backing North with No Neighbors! This Open Concept Condo offers a Kitchen w/an Abundance of Dark Cabinets & an Eating Bar overlooking the Dining Area & Living room. The Primary Bedroom features a Walk Through Closet & a 3pce Ensuite. The 2nd Bedroom is adjacent to the 4pce Bathroom. Other FEATURES: Vinyl Plank(2021) added in Front Entry, Kitchen, Dining area, Living room. Plus a Storage/Laundry Room, Covered Balcony w/a Gas Line & One Parkade Stall! "Aspen Meadows" offers a Social Room on the 2nd Floor and a Gym on the 3rd Floor! The Complex is PERFECTLY LOCATED adjacent to all Amenities & Easy access to the Whitemud and Anthony Henday!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456643  |
| Price          | \$219,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 870       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2010                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 215 2208 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0G6            |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Exercise Room, Parking-Visitor, Secured Parking, Social Rooms, Storage-In-Suite |
| Parking   | Parkade                                                                         |

### Interior

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

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Brick, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 6th, 2025 |
|-------------|---------------------|

Days on Market     15  
Zoning                Zone 30  
Condo Fee           \$586

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