

\$210,000 - 208 2204 44 Avenue, Edmonton

MLS® #E4454823

\$210,000

2 Bedroom, 2.00 Bathroom, 873 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

TWO TITLED PARKING STALLS & ALL UTILITIES Included - Electricity, gas & water!! Welcome to Larkspur, This 2 bedroom, 2 bathroom condo offers unbeatable convenience with ALL UTILITIES included in the condo fees and TWO TITLED PARKING STALLS – one underground and one above ground, a rare find! Inside you™ll love the open layout with stainless steel appliances, in-suite laundry with a large storage room for all your extras. The primary bedroom features a walk-through closet and private ensuite, while the second bedroom and full bath are perfect for family, guests, or a home office. The building itself offers a fully equipped gym and a social room for gatherings, adding even more value to your lifestyle. Located just steps from grocery stores, schools, shopping, and every amenity you need, this condo is ideal for first-time buyers, down-sizers, or anyone looking for a low-maintenance home.

Built in 2010

Essential Information

MLS® #	E4454823
Price	\$210,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	873
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	208 2204 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G5

Amenities

Amenities	Off Street Parking, Exercise Room, No Animal Home, No Smoking Home, Party Room, Patio, Secured Parking, Social Rooms, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Stall, Underground

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 27th, 2025
Days on Market	71
Zoning	Zone 30
Condo Fee	\$601

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