

# \$224,900 - 215 2208 44 Avenue, Edmonton

MLS® #E4456643

**\$224,900**

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          | \$224,900 |
| 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 | 8       |
| Zoning         | Zone 30 |
| Condo Fee      | \$586   |

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Listing information last updated on September 14th, 2025 at 5:02pm MDT