

## \$265,000 - 101 2207 44 Avenue, Edmonton

MLS® #E4447351

**\$265,000**

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Comfort, Convenience & A Clever Layout – All in One Condo! Step into smart, stylish living with this 2 bedroom, 2 bathroom condo that checks all the boxes! With bedrooms on opposite sides of the open-concept living space, it’s perfect for roommates, guests, or just a little extra privacy. Whip up your favourites in the U-shaped kitchen – designed for both form and function. There’s plenty of counter space, sleek cabinetry, and a layout that just makes sense. Cozy up inside or enjoy your morning coffee on the covered porch, no matter the weather. This unit also features in-suite laundry, so no more hauling baskets around the building! Located walking distance to shopping, dining, and public transit, you’ll love the unbeatable convenience. Plus, enjoy access to an on-site gym and stay snow-free with underground parking included! Whether you’re downsizing, just starting out, or investing – this place brings privacy, location, and practicality together in all the right ways.

Built in 2014

### Essential Information

MLS® # E4447351

Price \$265,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,030                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 101 2207 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0T2            |

### Amenities

|                |                                                                                                                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Detectors Smoke, Exercise Room, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-Locker Room, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                                                                                                              |
| Parking        | Underground                                                                                                                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                                                                              |
| # of Stories      | 4                                                                                                                                                                              |
| Stories           | 1                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | None, No Basement                                                                                                                                                              |

**Exterior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Low Maintenance Landscape, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 30         |
| Condo Fee      | \$679           |

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Listing information last updated on August 18th, 2025 at 4:02am MDT