

Courtesy Of Marty Smayda Of RE/MAX Real Estate

\$264,000 - 317 2204 44 Avenue, Edmonton

MLS® #E4420871

\$264,000

2 Bedroom, 2.00 Bathroom, 1,033 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This stunning 2-bedroom, 2-bathroom condo features an open-concept design, packed with custom upgrades. Enjoy the privacy of a sought-after corner unit, perfect for entertaining—whether you're cooking in the gourmet kitchen with granite countertops and stainless steel appliances or hosting on the expansive wrap around balcony. The elegant hardwood floors, spa-like ensuite, walk-in closet, and custom-designed office add to the sophisticated charm. Plus, enjoy top-tier amenities like a fitness center, heated underground parking, and a convenient storage locker just steps away. Available for quick possession.

Built in 2010

Essential Information

MLS® #	E4420871
Price	\$264,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment
Status Active

Community Information

Address 317 2204 44 Avenue
Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA
Province AB
Postal Code T6X 0J1

Amenities

Amenities No Animal Home, No Smoking Home
Parking Underground

Interior

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

Exterior

Exterior Wood, Vinyl
Exterior Features Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Slab

Additional Information

Date Listed February 8th, 2025
Days on Market 32
Zoning Zone 30
Condo Fee \$656

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