

\$216,500 - #303 2229 44 Av, Edmonton

MLS® #E4449550

\$216,500

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This exceptional, bright and stylish 2 bed, 2 bath condo offers the perfect balance of peace and accessibility. Tucked away on a quiet street yet just moments from The Meadows shopping centre. From the moment you enter, you'll be welcomed by a spacious open-concept layout filled with natural sunlight pouring through large windows and your street-facing balcony ideal for enjoying morning coffee or evening relaxation. The modern kitchen features elegant granite countertops and flows seamlessly into the living space with sleek laminate flooring, perfect for both entertaining and everyday living. Stay cool and comfortable year-round with built-in Air Conditioning, a rare and valuable feature. The primary bedroom offers a private ensuite, while the second bedroom is perfect for guests, a home office, or shared accommodations. You'll also appreciate the 2 titled parking stalls, one heated underground and one surface stall offering unbeatable convenience and flexibility. ALL utilities included in condo fees.

Built in 2016

Essential Information

MLS® # E4449550

Price \$216,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	#303 2229 44 Av
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W6

Amenities

Amenities	Air Conditioner, Secured Parking
Parking	Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Baseboard, Electric
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
Days on Market	74
Zoning	Zone 30
RE / Bank Owned	Yes
Condo Fee	\$596

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 5th, 2025 at 10:47pm MDT