

\$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	34
Zoning	Zone 30
Condo Fee	\$656

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