

## \$245,700 - 303 2229 44 Av, Edmonton

MLS® #E4432360

### \$245,700

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this bright and inviting 2 bed, 2 bath condo, that's perfectly situated with a street facing balcony bringing an abundance on sunlight. The open-concept layout is enhanced by elegant granite countertops and beautiful laminate flooring. The primary bedroom features a private ensuite, while the second bedroom offers flexibility for guests, a home office, or shared living. A major highlight of this property is the 2 TITLED parking stalls, adding exceptional value and convenience. Ideally located close to transit, parks, shops, and more, this condo offers the perfect blend of lifestyle and location.

Built in 2016

### Essential Information

|                |                       |
|----------------|-----------------------|
| MLS® #         | E4432360              |
| Price          | \$245,700             |
| 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    |
| Parking Spaces | 2                  |
| 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, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                 |                  |
|-----------------|------------------|
| Date Listed     | April 24th, 2025 |
| Days on Market  | 47               |
| 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 June 10th, 2025 at 1:32pm MDT