

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

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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 54  
Zoning Zone 30  
Condo Fee \$656

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Listing information last updated on April 3rd, 2025 at 9:47am MDT