

## \$265,000 - #102 2203 44 Ave, Edmonton

MLS® #E4439735

**\$265,000**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Aspen Meadows! This former Landmark show home is a beautifully maintained main-floor condo offering 2 bedrooms, 2 full bathrooms, and 947 sq ft of functional living space. The modern kitchen features granite countertops, stainless steel appliances, and plenty of counter space. Enjoy the bright living room with access to a private patio with gas BBQ hookup. The spacious primary bedroom includes a walk-through closet and 4-piece ensuite. The second bedroom and bathroom are well-separated for added privacy. Additional features include hardwood flooring, in-suite laundry with built-in shelving, one underground parking stall with storage, plus an additional surface stall. The building offers great amenities including an exercise room, meeting room, and ample visitor parking. Located close to parks, trails, shopping, transit, and with easy access to Whitemud and Anthony Henday.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439735  |
| Price      | \$265,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 947                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | #102 2203 44 Ave |
| Area        | Edmonton         |
| Subdivision | Larkspur         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6T 0T1          |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Rooftop Deck/Patio |
| Parking Spaces | 2                  |
| Parking        | Stall, Underground |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Steel, Brick, Vinyl  |
| Exterior Features | Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Steel, Brick, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 30        |
| Condo Fee      | \$650          |



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Listing information last updated on June 17th, 2025 at 1:32am MDT