

## \$247,500 - 408 2229 44 Avenue, Edmonton

MLS® #E4440564

**\$247,500**

2 Bedroom, 2.00 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

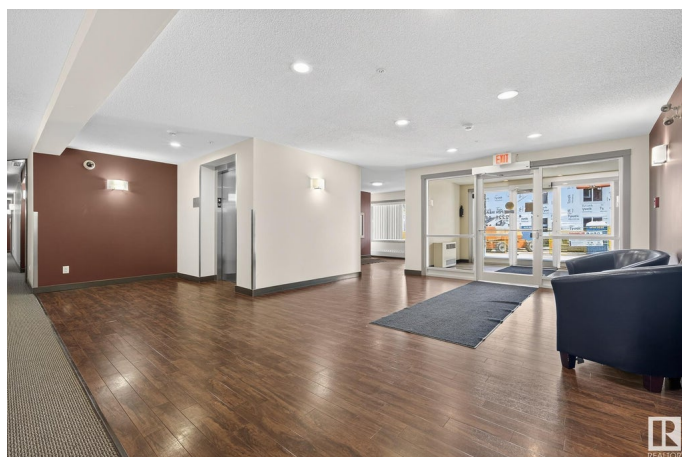
Larkspur, Edmonton, AB

Experience luxury living in this stunning top-floor 2 bed, 2 bath condo with soaring 9-ft ceilings and elegant finishes throughout. The modern kitchen is a chef's dream, featuring ceiling-high cabinets, sleek granite countertops, and premium appliances. Enjoy the warmth of vinyl flooring, Hunter Douglas blinds, and the convenience of custom California closets in every room, offering ample storage. The spacious primary suite includes a walk-in closet and a spa-like ensuite. Stay comfortable year-round with air conditioning and the ease of in-suite laundry. Unwind on your private balcony with top-floor views, or take advantage of secure underground parking. Ideally located close to all amenities, including groceries, restaurants, shopping, transit, parks, schools, and more, this condo offers both luxury and convenience—perfect for professionals, downsizers, or investors. Don't miss your chance to own this exquisite home!

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440564  |
| Price     | \$247,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 868                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 408 2229 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0W6            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., No Smoking Home, Parking-Visitor, Secured Parking |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 30        |
| Condo Fee      | \$579          |

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 16th, 2025 at 1:02pm MDT