

\$249,900 - 216 2229 44 Ave, Edmonton

MLS® #E4443458

\$249,900

2 Bedroom, 2.00 Bathroom, 1,015 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

SPACIOUS CORNER UNIT with 2 BEDROOM, 2 BATH CONDO IN ASPEN MEADOWS WITH TITLED UNDERGROUND PARKING STALL! This unit has a beautiful kitchen with GRANITE countertops and STAINLESS STEEL appliances. RARE find where Condo fees cover ALL UTILITIES . This corner unit has lots of windows that gives you bright and open-concept living space along with in-suite laundry. This East facing unit gets you abundance of light for your plants and a private balcony to enjoy your morning coffee and BBQ nights with your family. Condo building offers you a fitness room, separate storage area on same floor and a spacious party room. Walking distance to shopping (Superstore, Winners, Dollar-store, staples, Best Buy, Walmart) Restaurants, schools & the Landmark Theatre. Quick access to Whitemud Drive and Anthony Henday. This condo building offers both luxury and convenience. Its a MUST SEE!!

Built in 2016

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4443458 |
| Price | \$249,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,015 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 216 2229 44 Ave |
| Area | Edmonton |
| Subdivision | Larkspur |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0W6 |

Amenities

| | |
|-----------|--|
| Amenities | Party Room, Recreation Room/Centre, Storage Cage |
| Parking | Underground |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | VELMA E. BAKER SCHOOL |
| Middle | THELMA CHALIFOUX SCHOOL |
| High | MCNALLY SCHOOL |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 30 |
| Condo Fee | \$619 |

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Listing information last updated on July 1st, 2025 at 1:17pm MDT