

\$240,500 - 303 2229 44 Av, Edmonton

MLS® #E4432360

\$240,500

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 | \$240,500 |
| 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 | 70 |
| Zoning | Zone 30 |
| RE / Bank Owned | Yes |
| Condo Fee | \$596 |

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Listing information last updated on July 3rd, 2025 at 6:17am MDT