

# \$162,500 - 313 2204 44 Avenue, Edmonton

MLS® #E4438587

**\$162,500**

1 Bedroom, 1.00 Bathroom, 647 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Aspen Meadows! This spacious 1 bed, 1 bath condo offers comfort and convenience in a bright, open-concept layout. Enjoy large windows, a modern kitchen with island seating, stainless steel appliances, and in-suite laundry. The generous bedroom includes a walk-through closet with direct access to the 4-pc bath. Relax on your private balcony or enjoy the building's fitness centre, social room, elevator, and ample visitor parking. Includes underground heated parking and a storage unit conveniently located on the same floor as the unit. Situated in SE Edmonton, you're steps from shopping, groceries, parks, cafes, and transit with quick access to Whitemud and Anthony Henday. Ideal for first-time buyers, downsizers, or investors!

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438587  |
| Price          | \$162,500 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 647       |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 313 2204 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0G5            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Exercise Room, Parking-Visitor, Security Door, Sprinkler System-Fire, See Remarks, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 39             |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$454   |

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 July 4th, 2025 at 7:02pm MDT