

# \$228,500 - #101 2207 44 Av Nw, Edmonton

MLS® #E4460147

## \$228,500

2 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.02 Acres

Larkspur, Edmonton, Alberta

Immaculate & well-maintained, this main-floor condo blends style & convenience in the heart of Larkspur. The open-concept living/dining area is bright & welcoming while the functional U-shaped kitchen stands out with a window for natural light, SS appliances, abundant cabinetry & a breakfast bar. Bedrooms are thoughtfully separated for privacy: the primary suite offers a WI closet and 3-pc ensuite, while second bedroom is served by a full 4-pc bath. Everyday comfort is enhanced with in-suite laundry & two assigned storage units. From the living room, step onto your spacious, covered patio with glass railing—a perfect spot to relax outdoors while enjoying extra privacy and shade. Underground parking keeps winters stress-free while the building's gym & amenities room support an active lifestyle. Walk to Superstore, with Meadows Rec Centre, RioCan Shopping Centre, schools, parks, and transit nearby, plus quick access to Whitemud and Anthony Henday. Condo fees include all utilities including electricity. (id:6289)

Built in 2014

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4460147  |
| Price     | \$228,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                    |
|----------------|--------------------|
| Square Footage | 1,027              |
| Acres          | 0.02               |
| Year Built     | 2014               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | #101 2207 44 Av Nw |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| Province    | Alberta            |
| Postal Code | T6T0T2             |

## Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Playground, Public Transit, Shopping |
| Features  | See remarks, Park/reserve            |
| Parking   | Underground                          |

## Interior

|            |                                                                                              |
|------------|----------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings |
| Heating    | Baseboard heaters, Hot water radiator heat                                                   |
| Cooling    | Window air conditioner                                                                       |

## Listing Details

|                |               |
|----------------|---------------|
| Listing Office | Save Max Edge |
|----------------|---------------|



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