

## \$246,000 - 115 2203 44 Avenue, Edmonton

MLS® #E4430881

**\$246,000**

2 Bedroom, 2.00 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This is without a doubt one of the most beautiful and extensively upgraded units in Aspen Meadows. This 878 sq ft main floor unit is simply breathtaking. Features all new paint, trim, light fixtures, window coverings and wall paper accent walls throughout the unit. Other upgrades include hardwood flooring, new carpet in both bedrooms, new counters, flooring and fixtures in both bathrooms. The kitchen has been tastefully renovated with refinished cabinets that are modern and bright, new stainless steel appliances and granite counters. The hardwood floors look phenomenal and are in perfect shape. The balcony backs onto a peaceful quiet greenbelt. There is a exercise room on the 3rd floor and a social room on the 2nd floor. One underground parking stall (#119). Close to loads of amenities in a quiet setting just a few blocks from the whitemud make this the perfect place to call home.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430881  |
| Price      | \$246,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 868                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 115 2203 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0T1            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 30          |
| Condo Fee      | \$597            |

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Listing information last updated on May 1st, 2025 at 1:32pm MDT