

## \$264,500 - 402 2207 44 Avenue, Edmonton

MLS® #E4452894

**\$264,500**

2 Bedroom, 2.00 Bathroom, 943 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

TOP FLOOR LIVING in Aspen Meadows! This 943 sqft 2 bedroom + office, 2 bathroom condo in the desirable community of Larkspur offers a bright, open-concept floor plan perfect for modern living. Featuring rich dark hardwood floors, white cabinetry, stainless steel appliances and large windows that fill the space with natural light, this home blends style and comfort. The kitchen offers ample counter space and a breakfast bar, opening to the living area—ideal for entertaining. The spacious primary suite includes a walk-through closet and private ensuite, while the second bedroom, full bath, and dedicated office provide excellent flexibility. Enjoy the convenience of in-suite laundry, underground parking, and access to great building amenities. Close to shopping, dining, schools, and with quick access to the Whitemud, this location is perfect for easy city living!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452894  |
| Price          | \$264,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 943       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 402 2207 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0T2            |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | See Remarks                  |
| Parking Spaces | 1                            |
| Parking        | Heated, Parkade, Underground |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 30           |
| Condo Fee      | \$635             |

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Listing information last updated on August 20th, 2025 at 11:02am MDT