

# \$210,000 - 208 2204 44 Avenue, Edmonton

MLS® #E4454823

**\$210,000**

2 Bedroom, 2.00 Bathroom, 873 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

**TWO TITLED PARKING STALLS & ALL UTILITIES** Included - Electricity, gas & water!! Welcome to Larkspur, This 2 bedroom, 2 bathroom condo offers unbeatable convenience with ALL UTILITIES included in the condo fees and **TWO TITLED PARKING STALLS** – one underground and one above ground, a rare find! Inside you’ll love the open layout with stainless steel appliances, in-suite laundry with a large storage room for all your extras. The primary bedroom features a walk-through closet and private ensuite, while the second bedroom and full bath are perfect for family, guests, or a home office. The building itself offers a fully equipped gym and a social room for gatherings, adding even more value to your lifestyle. Located just steps from grocery stores, schools, shopping, and every amenity you need, this condo is ideal for first-time buyers, down-sizers, or anyone looking for a low-maintenance home.

Built in 2010

## Essential Information

MLS® #	E4454823
Price	\$210,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	873
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	208 2204 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G5

### **Amenities**

Amenities	Off Street Parking, Exercise Room, No Animal Home, No Smoking Home, Party Room, Patio, Secured Parking, Social Rooms, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 27th, 2025
Days on Market	53
Zoning	Zone 30
Condo Fee	\$601

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Listing information last updated on October 19th, 2025 at 1:17am MDT