

## \$259,900 - 316 2203 44 Avenue, Edmonton

MLS® #E4429663

**\$259,900**

2 Bedroom, 2.00 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Two bedroom two bathroom CORNER condo with bright southwest windows and TWO titled parking stalls. This suite has an open concept layout with bedrooms on either side of the suite. A large kitchen complete with granite countertops, stainless steel appliances, breakfast bar island, and a pantry. Nice living room with hardwood floors and south and west windows providing lots of natural light all day long. The primary suite has walk through closet and a 3 piece bathroom with walk in shower. The second bedroom is directly next to the main 4 piece bathroom. In suite laundry and large foyer as you enter the suite. There is a wraparound balcony with included natural gas BBQ! Enjoy the sunsets and partial downtown view from the west exposure! Included are two parking spaces (one underground & one surface stall) plus a assigned storage cage. ALL UTILITIES ARE INCLUDED. The building has a great fitness room and a social room. Excellent location next to a major shopping district & easy access to Henday and Whitemud!

Built in 2013

### Essential Information

MLS® # E4429663

Price \$259,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 940                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 316 2203 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0T1            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Exercise Room, Parking-Visitor, Patio, Social Rooms, Storage-Locker Room, Natural Gas BBQ Hookup |
| Parking Spaces | 2  |
| Parking        | Single Indoor, Stall   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 30         |
| Condo Fee      | \$650           |

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Listing information last updated on April 19th, 2025 at 8:17am MDT