

\$189,900 - 410 2207 44 Avenue, Edmonton

MLS® #E4429054

\$189,900

1 Bedroom, 1.00 Bathroom, 764 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Aspen Meadows III (building 6), a vibrant, modern & extremely well-kept complex with an excellent location close to major transportation corridors & walking distance to all major amenities, green spaces, multi-use pathways & public transportation. For sale by the original owner, this east facing, 4th floor (top floor), 763 sq ft one bedroom plus den apartment with 9' ceilings, is tastefully finished with engineered hardwood, carpet, ceramic tile, cappuccino cabinetry with crown moulding, granite counters, stainless appliances, in suite laundry (stacked washer/dryer), unique ensuite/common 4pc bath & rough in for A/C in living room. Heated underground titled parking stall (#263) & secure storage room with spacious storage locker right next door to your apartment. The building also features a fitness room (3rd floor) and a social room on the 2nd floor. A wonderful building and a great location!!

Built in 2014

Essential Information

| | |
|------------|-----------|
| MLS® # | E4429054 |
| Price | \$189,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 764 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 410 2207 44 Avenue |
| Area | Edmonton |
| Subdivision | Larkspur |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0T2 |

Amenities

| | |
|----------------|--|
| Amenities | Parking-Visitor, Recreation Room/Centre, Storage-Locker Room |
| Parking Spaces | 1 |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Baseboard, 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, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 30 |
| Condo Fee | \$538 |

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Listing information last updated on April 12th, 2025 at 4:47pm MDT