

Courtesy Of Wes Abdulgany Of RE/MAX River City

## \$260,000 - 303 2229 44 Av, Edmonton

MLS® #E4432360

**\$260,000**

2 Bedroom, 2.00 Bathroom, 876 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to this bright and inviting 2 bed, 2 bath condo, that's perfectly situated with a street facing balcony bringing an abundance on sunlight. The open-concept layout is enhanced by elegant granite countertops and beautiful laminate flooring. The primary bedroom features a private ensuite, while the second bedroom offers flexibility for guests, a home office, or shared living. A major highlight of this property is the 2 TITLED parking stalls, adding exceptional value and convenience. Ideally located close to transit, parks, shops, and more, this condo offers the perfect blend of lifestyle and location.

Built in 2016

### Essential Information

MLS® #	E4432360
Price	\$260,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment



Status Active

### **Community Information**

Address 303 2229 44 Av  
Area Edmonton  
Subdivision Larkspur  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5T 0W6

### **Amenities**

Amenities Air Conditioner  
Parking Spaces 2  
Parking Stall, Underground

### **Interior**

Interior Features ensuite bathroom  
Appliances See Remarks  
Heating Baseboard, Electric  
# of Stories 4  
Stories 4  
Has Basement Yes  
Basement None, No Basement

### **Exterior**

Exterior Wood, Stone, Vinyl  
Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 24th, 2025  
Days on Market 7  
Zoning Zone 30  
RE / Bank Owned Yes  
Condo Fee \$596

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Listing information last updated on May 1st, 2025 at 11:32am MDT