

## \$254,900 - #102 2203 44 Av, Edmonton

MLS® #E4447011

**\$254,900**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Aspen Meadows! This former Landmark show home is a beautifully maintained main-floor condo offering 2 bedrooms, 2 full bathrooms, and 947 sq ft of functional living space. The modern kitchen features granite countertops, stainless steel appliances, and plenty of counter space. Enjoy the bright living room with access to a private patio with gas BBQ hookup. The spacious primary bedroom includes a walk-through closet and 4-piece ensuite. The second bedroom and bathroom are well-separated for added privacy. Additional features include hardwood flooring, in-suite laundry with built-in shelving, one underground parking stall with storage, plus an additional surface stall. The building offers great amenities including an exercise room, meeting room, and ample visitor parking. Located close to parks, trails, shopping, transit, and with easy access to Whitemud and Anthony Henday.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447011  |
| Price      | \$254,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 947                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | #102 2203 44 Av |
| Area        | Edmonton        |
| Subdivision | Larkspur        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0T1         |

### Amenities

|           |                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                          |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                         |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Electric                                                                                      |
| # of Stories      | 4                                                                                                        |
| Stories           | 1                                                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | None, No Basement                                                                                        |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Steel, Brick, Vinyl                                                                            |
| Exterior Features | Airport Nearby, Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Steel, Brick, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 30         |
| Condo Fee      | \$650           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 8:47pm MDT