

# \$150,000 - 111 2208 44 Avenue, Edmonton

MLS® #E4421913

**\$150,000**

1 Bedroom, 1.00 Bathroom, 648 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

BEAUTIFULLY RENOVATED in southeast Edmonton.... Why rent, when you can own this tastefully finished 1 bedroom, 1 bath, open concept condo? With a functional peninsula style kitchen, providing plenty of counter space, modern white cabinets that reach to the ceiling for extra storage and granite countertops. Kitchen is open to the living room and eating nook, all of which features beautiful luxury vinyl plank flooring. The bedroom also connects to the 4 pce bathroom which is both ensuite and main bath. Substantial storage, insuite laundry and one surface stall complete this package. Building also has a workout upstairs and a storage locker across the hall. Did I mention the LOW CONDO FEE of 382.00 which covers ALL OF YOUR UTILITES, INCLUDING POWER!! Close to ALL amenities, public transportation, great access to both the Whitemud AND the Henday.

Built in 2010

## Essential Information

MLS® #	E4421913
Price	\$150,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	648



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

### **Community Information**

Address	111 2208 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G6

### **Amenities**

Amenities	See Remarks
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 18th, 2025

Days on Market 23

Zoning Zone 30

Condo Fee \$382

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Listing information last updated on March 13th, 2025 at 2:18pm MDT