

\$265,000 - 101 2207 44 Avenue, Edmonton

MLS® #E4447351

\$265,000

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Comfort, Convenience & A Clever Layout â€“ All in One Condo! Step into smart, stylish living with this 2 bedroom, 2 bathroom condo that checks all the boxes! With bedrooms on opposite sides of the open-concept living space, itâ€™s perfect for roommates, guests, or just a little extra privacy. Whip up your favourites in the U-shaped kitchen â€“ designed for both form and function. Thereâ€™s plenty of counter space, sleek cabinetry, and a layout that just makes sense. Cozy up inside or enjoy your morning coffee on the covered porch, no matter the weather. This unit also features in-suite laundry, so no more hauling baskets around the building! Located walking distance to shopping, dining, and public transit, youâ€™ll love the unbeatable convenience. Plus, enjoy access to an on-site gym and stay snow-free with underground parking included! Whether youâ€™re downsizing, just starting out, or investing â€“ this place brings privacy, location, and practicality together in all the right ways.

Built in 2014

Essential Information

MLS® # E4447351

Price \$265,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,030 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 101 2207 44 Avenue |
| Area | Edmonton |
| Subdivision | Larkspur |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0T2 |

Amenities

| | |
|----------------|--|
| Amenities | On Street Parking, Air Conditioner, Detectors Smoke, Exercise Room, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-Locker Room, Storage Cage |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating | Baseboard, Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Low Maintenance Landscape, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 57 |
| Zoning | Zone 30 |
| Condo Fee | \$679 |

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Listing information last updated on September 6th, 2025 at 9:02am MDT