

## \$247,500 - 408 2229 44 Avenue, Edmonton

MLS® #E4440564

**\$247,500**

2 Bedroom, 2.00 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Experience luxury living in this stunning top-floor 2 bed, 2 bath condo with soaring 9-ft ceilings and elegant finishes throughout. The modern kitchen is a chef's dream, featuring ceiling-high cabinets, sleek granite countertops, and premium appliances. Enjoy the warmth of vinyl flooring, Hunter Douglas blinds, and the convenience of custom California closets in every room, offering ample storage. The spacious primary suite includes a walk-in closet and a spa-like ensuite. Stay comfortable year-round with air conditioning and the ease of in-suite laundry. Unwind on your private balcony with top-floor views, or take advantage of secure underground parking. Ideally located close to all amenities, including groceries, restaurants, shopping, transit, parks, schools, and more, this condo offers both luxury and convenience—perfect for professionals, downsizers, or investors. Don't miss your chance to own this exquisite home!

Built in 2016

### Essential Information

MLS® #	E4440564
Price	\$247,500
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	868
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	408 2229 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0W6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Smoking Home, Parking-Visitor, Secured Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Baseboard, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 30
Condo Fee	\$579

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