

## \$215,900 - 411 2229 44 Avenue, Edmonton

MLS® #E4432966

**\$215,900**

1 Bedroom, 1.00 Bathroom, 650 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Top Floor Condo with Downtown Views! Welcome to this bright and modern one-bedroom condo offering breathtaking downtown views from the top floor! Enjoy the comfort of heated underground parking, a private storage space, in-suite laundry, and the bonus of air conditioning for year-round comfort. Condo fees cover heat, water, and electricity, keeping your monthly costs simple and stress-free. The building offers fantastic amenities, including a fully equipped fitness center, a social room, and is pet-friendly, making it perfect for you and your furry companions. Ideally located near schools, parks, a recreation centre, grocery stores, banking, and a variety of shopping options, everything you need is just minutes away. Plus, quick access to Whitemud Drive and Anthony Henday Drive makes commuting around the city effortless.

Built in 2016

### Essential Information

MLS® #	E4432966
Price	\$215,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	650



Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	411 2229 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0W6

### Amenities

Amenities	Air Conditioner, Secured Parking, Security Door, Social Rooms, Storage Cage
Parking	Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Electric
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	3
Zoning	Zone 30
Condo Fee	\$447

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