

## \$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

SPACIOUS CORNER UNIT on the ground floor with 2 BEDROOM, 2 BATH CONDO in ASPEN MEADOWS with TITLED UNDERGROUND PARKING STALL + ONE SURFACE PARKING. This unit was a former show home by Landmark builder. It features a beautiful kitchen with GRANITE countertops and STAINLESS STEEL appliances. A RARE find where condo fees cover ALL UTILITIES. This corner unit offers plenty of windows, providing a bright and open-concept living space, along with in-suite laundry. Enjoy an abundance of natural light for your plants and a private balcony to start your mornings with coffee or enjoy BBQ nights with your family. The condo building offers a fitness room, a separate storage area on the same floor, and a spacious party room. Walking distance to shopping (Superstore, Winners, Dollarama, Staples, Best Buy, Walmart), restaurants, schools, and the Landmark Theatre. Quick access to Whitemud Drive and Anthony Henday. This condo offers both luxury and convenience. Itâ€™s a MUST SEE!!

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	27
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 6th, 2025 at 5:47am MDT