

## \$180,000 - 2204 44ave, Edmonton

MLS® #E4440613

**\$180,000**

1 Bedroom, 1.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Aspen Meadows â€” where style meets convenience! This bright and spacious 1-bedroom, 1-bath condo features an open-concept layout perfect for modern living. The sleek kitchen offers island seating, appliances, and plenty of prep space, while large windows fill the living area with natural light. The generous primary bedroom boasts a walk-through closet with direct access to the 4-piece bath. Enjoy the ease of in-suite laundry and unwind on your private balcony. Additional highlights include underground heated parking, same level storage unit, and access to a fitness centre, social room, elevator, and ample visitor parking. Located in Southeast Edmonton, youâ€™re just steps from shops, groceries, parks, cafes, and transit, with quick connections to Whitemud and Anthony Henday. Whether you're a first-time buyer, investor, or looking to downsizeâ€”this is the perfect place to call home!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440613  |
| Price     | \$180,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 770                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | 2204 44ave |
| Area        | Edmonton   |
| Subdivision | Larkspur   |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6T 0G5    |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Parking-Visitor, See Remarks |
| Parking   | Heated, Underground          |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Washer |
| Heating      | Hot Water, Water   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Asphalt  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 30        |
| Condo Fee      | \$527          |

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