

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

MLS® #E4432966

**\$215,900**

1 Bedroom, 1.00 Bathroom, 650 sqft  
Condo / Townhouse on 0.00 Acres

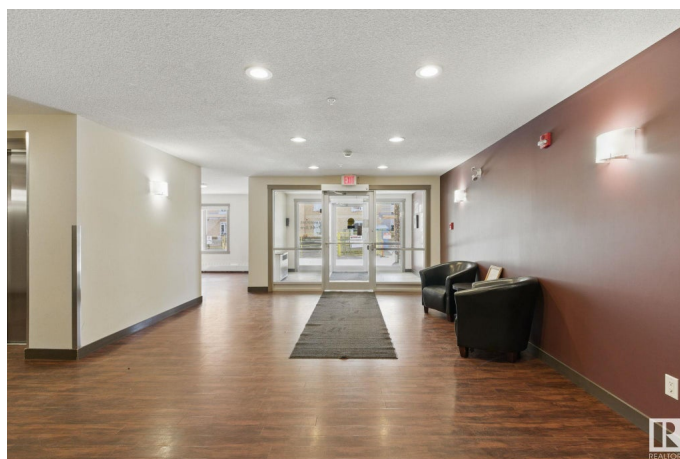
Larkspur, Edmonton, AB

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 | 7                |
| Zoning         | Zone 30          |
| Condo Fee      | \$447            |

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Listing information last updated on May 2nd, 2025 at 8:17am MDT