

## \$246,000 - 115 2203 44 Avenue, Edmonton

MLS® #E4430881

**\$246,000**

2 Bedroom, 2.00 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

This is without a doubt one of the most beautiful and extensively upgraded units in Aspen Meadows. This 878 sq ft main floor unit is simply breathtaking. Features all new paint, trim, light fixtures, window coverings and wall paper accent walls throughout the unit. Other upgrades include hardwood flooring, new carpet in both bedrooms, new counters, flooring and fixtures in both bathrooms. The kitchen has been tastefully renovated with refinished cabinets that are modern and bright, new stainless steel appliances and granite counters. The hardwood floors look phenomenal and are in perfect shape. The balcony backs onto a peaceful quiet greenbelt. There is a exercise room on the 3rd floor and a social room on the 2nd floor. One underground parking stall (#119). Close to loads of amenities in a quiet setting just a few blocks from the whitemud make this the perfect place to call home.

Built in 2013

### Essential Information

MLS® #	E4430881
Price	\$246,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	868
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	115 2203 44 Avenue
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-Visitor, Social Rooms
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	5
Zoning	Zone 30
Condo Fee	\$597

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