

## \$194,900 - 115 2208 44 Avenue, Edmonton

MLS® #E4455628

**\$194,900**

2 Bedroom, 2.00 Bathroom, 874 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Welcome to Aspen Meadows! Modern Main Floor Living with Green Space Access Step into this bright and welcoming main floor 873 sq ft, 2 bedroom, 2 bathroom home featuring concrete floors and a private deck that opens directly to green space! Perfect for morning coffee, pets, or simply enjoying nature from your doorstep. The kitchen offers sleek modern cabinetry, black appliances, and beautiful granite countertops, ideal for casual dining or entertaining. The spacious living area flows seamlessly to the Northeast-facing deck perfect to enjoy our summers! The large primary bedroom includes a walk-through closet and a private 3-piece ensuite with an oversized shower. A second bedroom is perfect for guests, a home office, or media room. In-suite laundry with a spacious storage room, 1 tiled surface stalls complete this fantastic condo! Located in a well-maintained building within walking distance to shopping, restaurants, transit, and mins from the Whitemud and Henday!

Built in 2010

### Essential Information

MLS® # E4455628

Price \$194,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 874                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 115 2208 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0G6            |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Deck, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                     |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, See Remarks                                                |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                      |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Brick, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 44                  |
| Zoning         | Zone 30             |
| Condo Fee      | \$519               |

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Listing information last updated on October 16th, 2025 at 7:17pm MDT