

\$265,000 - 101 2207 44 Avenue, Edmonton

MLS® #E4447351

\$265,000

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Comfort, Convenience & A Clever Layout – All in One Condo! Step into smart, stylish living with this 2 bedroom, 2 bathroom condo that checks all the boxes! With bedrooms on opposite sides of the open-concept living space, it’s perfect for roommates, guests, or just a little extra privacy. Whip up your favourites in the U-shaped kitchen – designed for both form and function. There’s plenty of counter space, sleek cabinetry, and a layout that just makes sense. Cozy up inside or enjoy your morning coffee on the covered porch, no matter the weather. This unit also features in-suite laundry, so no more hauling baskets around the building! Located walking distance to shopping, dining, and public transit, you’ll love the unbeatable convenience. Plus, enjoy access to an on-site gym and stay snow-free with underground parking included! Whether you’re downsizing, just starting out, or investing – this place brings privacy, location, and practicality together in all the right ways.

Built in 2014

Essential Information

MLS® # E4447351

Price \$265,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	101 2207 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T2

Amenities

Amenities	On Street Parking, Air Conditioner, Detectors Smoke, Exercise Room, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-Locker Room, Storage Cage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 11th, 2025
Days on Market	42
Zoning	Zone 30
Condo Fee	\$679

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 22nd, 2025 at 9:47am MDT