# \$233,500 - 208 2225 44 Avenue, Edmonton

MLS® #E4424974

## \$233,500

1 Bedroom, 1.00 Bathroom, 598 sqft Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

\*\*1 year fee condo fees!\*\*Walk into this open and spacious brand new one bedroom one bath floor plan called the Joshua. Expertly designed for both comfort and functionality. The layout features bright living area that seamlessly connects to a modern kitchen, ideal for entertaining. Large windows flood the space with natural light, while the well-appointed bedroom offers a serene retreat. With laundry area and a thoughtful flow, this home is perfect for anyone seeking style and convenience. Home is under construction.



#### **Essential Information**

MLS® # E4424974

Price \$233,500

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 598

Acres 0.00

Year Built 2024

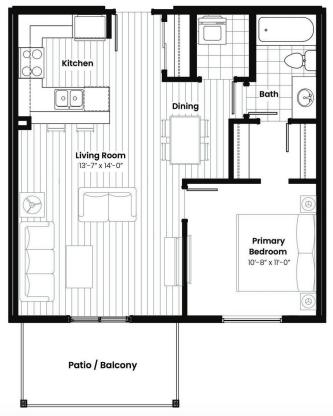
Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active





# **Community Information**

Address 208 2225 44 Avenue

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0W5

#### **Amenities**

Amenities Carbon Monoxide Detectors, Deck, Exterior Walls- 2"x6",

Parking-Visitor, Natural Gas BBQ Hookup

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric

Heating Baseboard, Water

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary VELMA E. BAKER K-6

Middle THELMA CHALIFOUX 7-9

High Austin O'Brien

## **Additional Information**

Date Listed March 10th, 2025

Days on Market 50

Zoning Zone 30 Condo Fee \$344



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 April 29th, 2025 at 2:17pm MDT