

Courtesy Of Christina A Reid Of Century 21 Leading

\$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

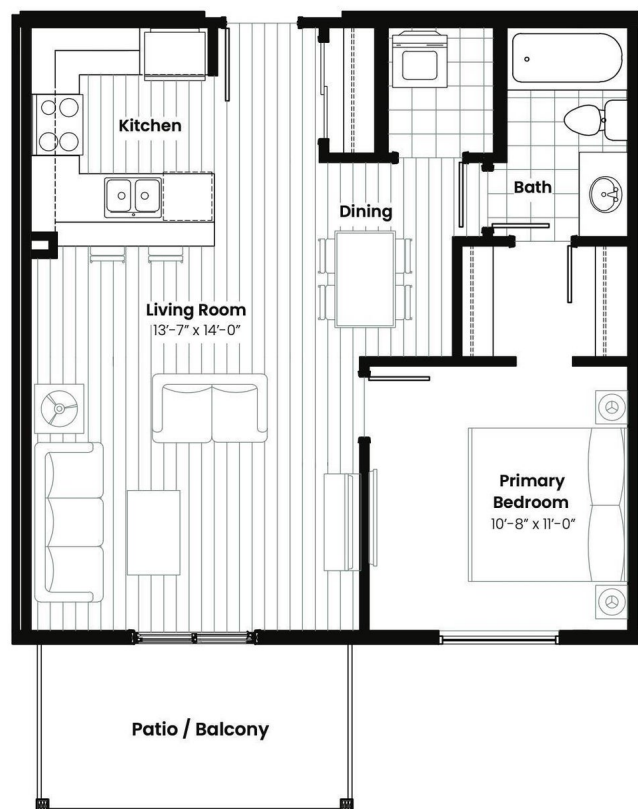
Walk into this open and spacious brand new one bedroom one bath floor plan called the Joshua. Expertly designed for both comfort and functionality. The layout features bright living area that seamlessly connects to a modern kitchen, ideal for entertaining. Large windows flood the space with natural light,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

Built in 2024

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 Parkade

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 Oâ€™Brien

Additional Information

Date Listed March 10th, 2025
Days on Market 2
Zoning Zone 30

Condo Fee

\$344



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Listing information last updated on March 12th, 2025 at 3:32pm MDT