

\$239,600 - 401 2229 44 Avenue, Edmonton

MLS® #E4450297

\$239,600

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Condo / Townhouse on 0.00 Acres

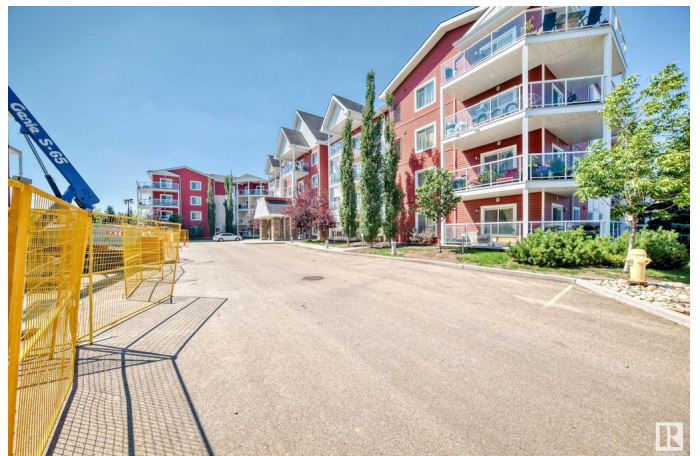
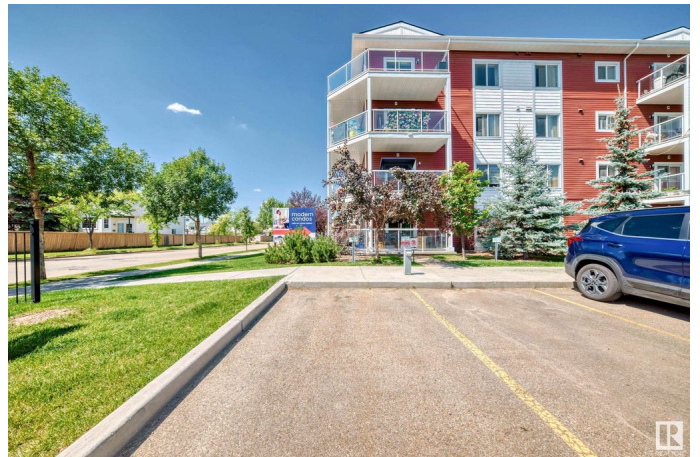
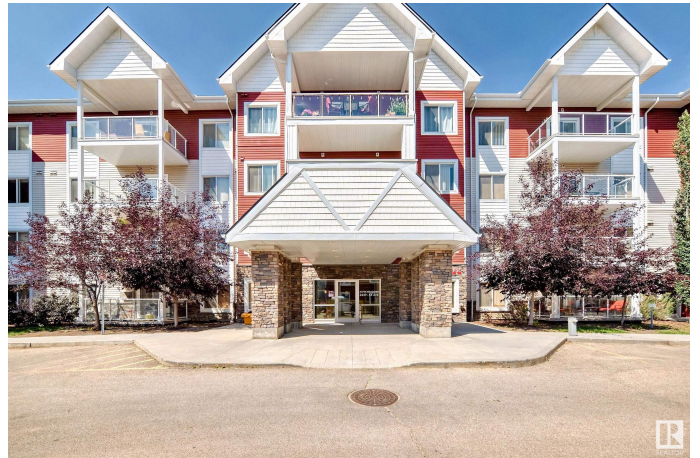
Larkspur, Edmonton, AB

You will not find a nicer top floor corner unit condo in the Aspen Meadows condo complex in Larkspur. This beautiful condo has it all for a bedroom, 2 bathroom, 2 parking stalls and unit situated at the end of the building facing a quiet street. The condo is very bright with lots of windows and light in this open floor plan, with open kitchen with granite countertops, stainless steel appliances and island, dining area and large living room. This condo has a wrap around balcony facing both North and East getting lots of natural light. The master bedroom has a walk in closet with a 3-piece ensuite. The second bedroom is close to the main 4 piece bathroom. The parking titled to the unit comes with 1 underground stall #92 and 1 above ground parking stall #133. The location of this complex is close access to public transportation, shopping, coffee shops, restaurants & walking distance to grocery stores. This condo needs nothing and shows a 10 out of 10.

Built in 2016

Essential Information

MLS® #	E4450297
Price	\$239,600
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	401 2229 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0W6

Amenities

Amenities	See Remarks
Parking	Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 29th, 2025
Days on Market	5
Zoning	Zone 30
Condo Fee	\$682

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 3rd, 2025 at 4:17am MDT