\$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 large 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

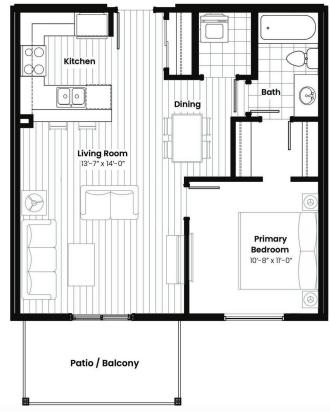
Type Condo / Townhouse

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 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 O'Brien

Additional Information

Date Listed March 10th, 2025

Days on Market 40

Zoning Zone 30 Condo Fee \$344



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Listing information last updated on April 19th, 2025 at 7:17am MDT