Courtesy Of Deepak Chopra Of Save Max Edge

$228,500 - 101 2207 44 Avenue, Edmonton

MLS® #E4460147

$228,500
2 Bedroom, 2.00 Bathroom, 1,027 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Immaculate & well-maintained, this main-floor condo blends style & convenience in the heart of Larkspur. The open-concept living/dining area is bright & welcoming while the functional U-shaped kitchen stands out with a window for natural light, SS appliances, abundant cabinetry & a breakfast bar. Bedrooms are thoughtfully separated for privacy: the primary suite offers a WI closet and 3-pc ensuite, while second bedroom is served by a full 4-pc bath. Everyday comfort is enhanced with in-suite laundry & two assigned storage units. From the living room, step onto your spacious, covered patio with glass railingâ€”a perfect spot to relax outdoors while enjoying extra privacy and shade. Underground parking keeps winters stress-free while the buildingâ€™s gym & amenities room support an active lifestyle. Walk to Superstore, with Meadows Rec Centre, RioCan Shopping Centre, schools, parks, and transit nearby, plus quick access to Whitemud and Anthony Henday. Condo fees include all utilities including electricity.

Built in 2014

Essential Information

MLS® #	E4460147
Price	$228,500

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
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	Detectors Smoke, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Social Rooms, See Remarks
Parking	Underground

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 30th, 2025
Days on Market	52
Zoning	Zone 30
Condo Fee	$679

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Listing information last updated on November 20th, 2025 at 11:17pm MST