

# \$189,900 - 410 2207 44 Avenue, Edmonton

MLS® #E4429054

**\$189,900**

1 Bedroom, 1.00 Bathroom, 764 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Aspen Meadows III (building 6), a vibrant, modern & extremely well-kept complex with an excellent location close to major transportation corridors & walking distance to all major amenities, green spaces, multi-use pathways & public transportation. For sale by the original owner, this east facing, 4th floor (top floor), 763 sq ft one bedroom plus den apartment with 9' ceilings, is tastefully finished with engineered hardwood, carpet, ceramic tile, cappuccino cabinetry with crown moulding, granite counters, stainless appliances, in suite laundry (stacked washer/dryer), unique ensuite/common 4pc bath & rough in for A/C in living room. Heated underground titled parking stall (#263) & secure storage room with spacious storage locker right next door to your apartment. The building also features a fitness room (3rd floor) and a social room on the 2nd floor. A wonderful building and a great location!!

Built in 2014

## Essential Information

MLS® #	E4429054
Price	\$189,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	764
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	410 2207 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T2

### **Amenities**

Amenities	Parking-Visitor, Recreation Room/Centre, Storage-Locker Room
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	8
Zoning	Zone 30
Condo Fee	\$538

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 12th, 2025 at 7:17pm MDT