# \$233,500 - 208 2225 44 Avenue, Edmonton

MLS® #E4424974

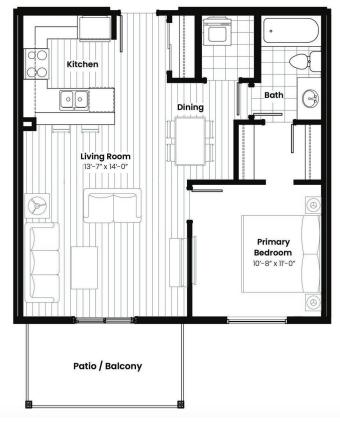
### \$233,500

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 laundry area and a thoughtful flow, this home is perfect for anyone seeking style and convenience. Home is under construction.





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
Туре	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	Stall	
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	

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	117

Zoning Z Condo Fee \$

Zone 30 \$344



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 July 5th, 2025 at 7:02am MDT