

Courtesy Of Christina A Reid Of Century 21 Leading

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

MLS® #E4424974

### \$233,500

1 Bedroom, 1.00 Bathroom, 598 sqft  
Condo / Townhouse on 0.00 Acres

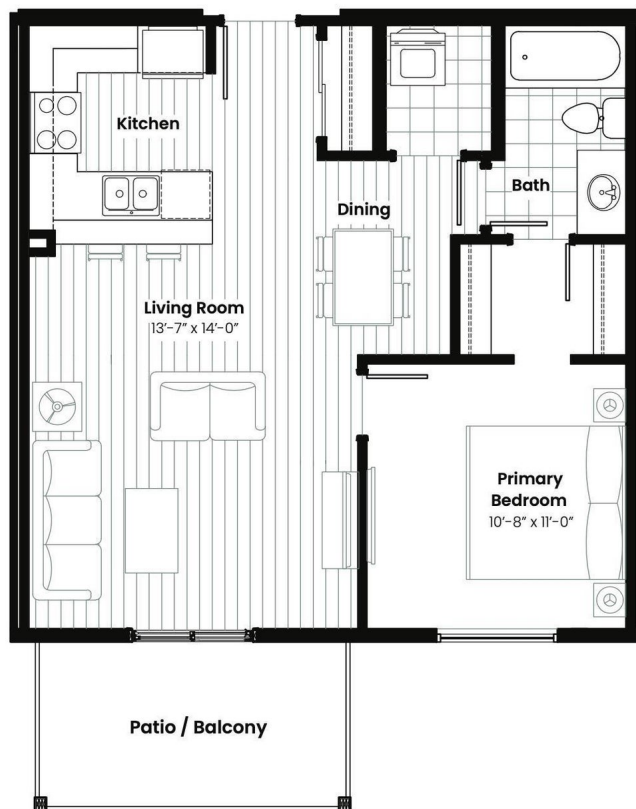
Larkspur, Edmonton, AB

**\*\*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.

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
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

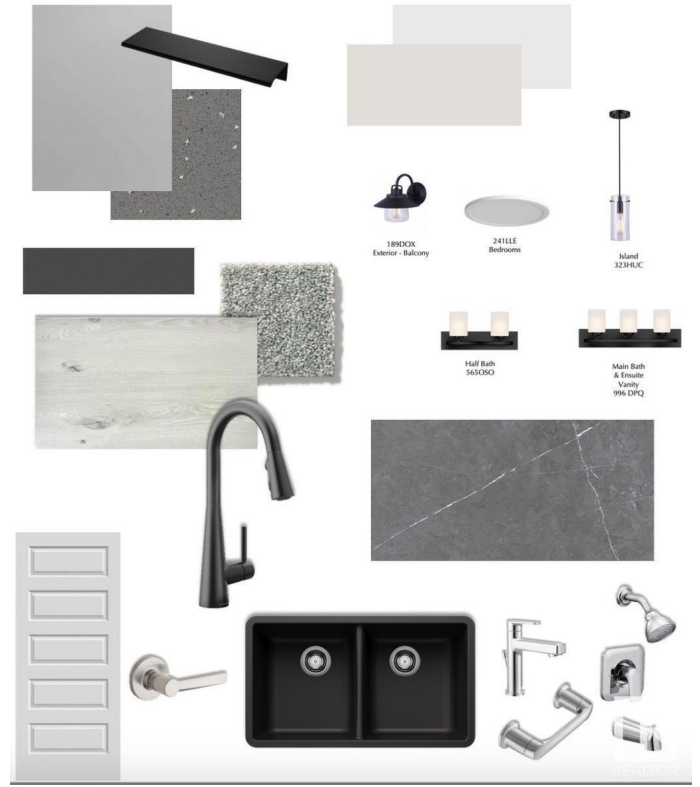
Elementary	VELMA E. BAKER K-6
Middle	THELMA CHALIFOUX 7-9
High	Austin Oâ€™Brien

## Additional Information

Date Listed	March 10th, 2025
Days on Market	28

Zoning  
Condo Fee

Zone 30  
\$344



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Listing information last updated on April 7th, 2025 at 2:47pm MDT