

\$264,500 - 402 2207 44 Avenue, Edmonton

MLS® #E4452894

\$264,500

2 Bedroom, 2.00 Bathroom, 943 sqft
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

TOP FLOOR LIVING in Aspen Meadows! This 943 sqft 2 bedroom + office, 2 bathroom condo in the desirable community of Larkspur offers a bright, open-concept floor plan perfect for modern living. Featuring rich dark hardwood floors, white cabinetry, stainless steel appliances and large windows that fill the space with natural light, this home blends style and comfort. The kitchen offers ample counter space and a breakfast bar, opening to the living area—ideal for entertaining. The spacious primary suite includes a walk-through closet and private ensuite, while the second bedroom, full bath, and dedicated office provide excellent flexibility. Enjoy the convenience of in-suite laundry, underground parking, and access to great building amenities. Close to shopping, dining, schools, and with quick access to the Whitemud, this location is perfect for easy city living!

Built in 2014

Essential Information

MLS® #	E4452894
Price	\$264,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	943



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

Community Information

Address	402 2207 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T2

Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Heated, Parkade, Underground

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 14th, 2025
Days on Market	6
Zoning	Zone 30
Condo Fee	\$635

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 August 20th, 2025 at 1:02pm MDT