

## \$199,900 - 304 2207 44 Avenue, Edmonton

MLS® #E4447846

**\$199,900**

2 Bedroom, 2.00 Bathroom, 874 sqft

Condo / Townhouse on 0.00 Acres

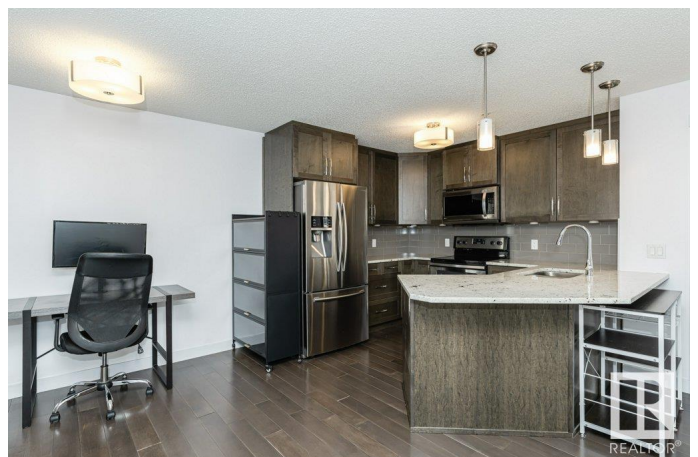
Larkspur, Edmonton, AB

Welcome to Aspen Meadows, where modern elegance meets everyday convenience! This stunning 2-bedroom condo offers a bright, spacious open-concept layout with soaring 9-ft ceilings and beautiful engineered hardwood floors throughout. The chef-inspired kitchen features full-height cabinets, granite countertops, a ceramic backsplash, stainless steel appliances, and a large island perfect for entertaining. Enjoy a relaxing primary bedroom with private ensuite, a main 4-piece bath, convenient ensuite laundry, and secure underground parking. Step out onto your beautiful balcony – ideal for morning coffee or evening unwinding. Located close to golf, public swimming, schools, shopping, and transit, Aspen Meadows offers the perfect blend of style, comfort, and an unbeatable location. Don't miss your chance to call this exceptional home yours!

Built in 2014

### Essential Information

MLS® #	E4447846
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	874



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

### **Community Information**

Address	304 2207 44 Avenue
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Recreation Room/Centre, Secured Parking, Sprinkler System-Fire, 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, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	64
Zoning	Zone 30
Condo Fee	\$597

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 September 17th, 2025 at 3:32pm MDT