

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

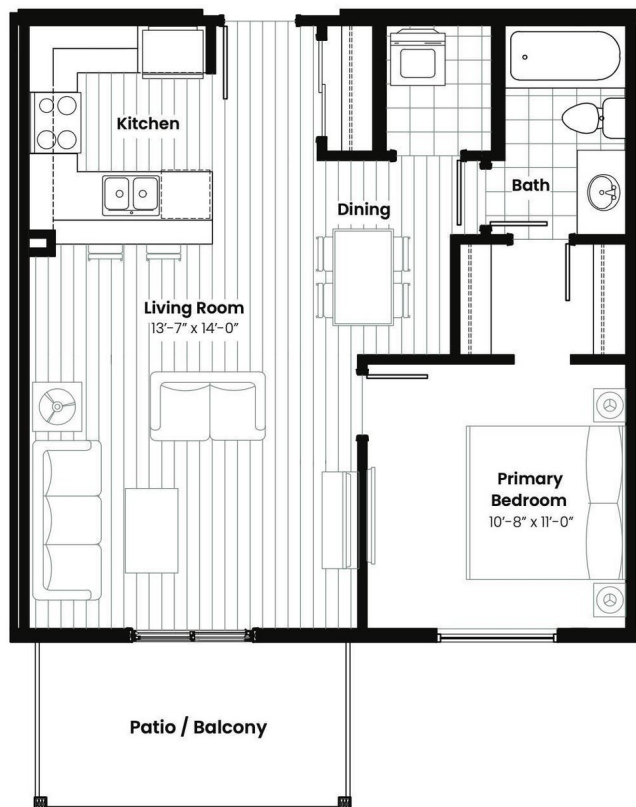
Walk into this open and spacious brand new one bedroom one bath floor plan called the Joshua. Expertly designed for both comfort and functionality. The layout features bright living area that seamlessly connects to a modern kitchen, ideal for entertaining. Large windows flood the space with natural light, 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 4  
Zoning Zone 30

