

# \$210,000 - #208 2204 44 Av Nw, Edmonton

MLS® #E4454823

**\$210,000**

2 Bedroom, 2.00 Bathroom, 873 sqft

Single Family

Larkspur, Edmonton, Alberta

TWO TITLED PARKING STALLS & ALL UTILITIES Included - Electricity, gas & water!! Welcome to Larkspur, This 2 bedroom, 2 bathroom condo offers unbeatable convenience with ALL UTILITIES included in the condo fees and TWO TITLED PARKING STALLS – one underground and one above ground, a rare find! Inside you’ll love the open layout with stainless steel appliances, in-suite laundry with a large storage room for all your extras. The primary bedroom features a walk-through closet and private ensuite, while the second bedroom and full bath are perfect for family, guests, or a home office. The building itself offers a fully equipped gym and a social room for gatherings, adding even more value to your lifestyle. Located just steps from grocery stores, schools, shopping, and every amenity you need, this condo is ideal for first-time buyers, down-sizers, or anyone looking for a low-maintenance home. (id:6289)

Built in 2010

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | E4454823      |
| Price          | \$210,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Square Footage | 873           |
| Year Built     | 2010          |
| Type           | Single Family |



Sub-Type                      Condominium/Strata

## Community Information

Address                      #208 2204 44 Av Nw  
Subdivision                Larkspur  
City                          Edmonton  
Province                    Alberta  
Postal Code                T6T0G5

## Amenities

Amenities                    Playground, Public Transit, Schools, Shopping, Vinyl Windows  
Features                    Paved lane, No Animal Home, No Smoking Home  
Parking Spaces            2  
Parking                      Stall, Underground

## Interior

Appliances                 Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove,  
Washer, Window Coverings  
Heating                     Baseboard heaters

## Listing Details

Listing Office              Real Broker



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