

Courtesy Of Christina A Reid Of Century 21 Leading

## \$218,645 - 210 2225 44 Avenue, Edmonton

MLS® #E4464290

### \$218,645

1 Bedroom, 1.00 Bathroom, 597 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

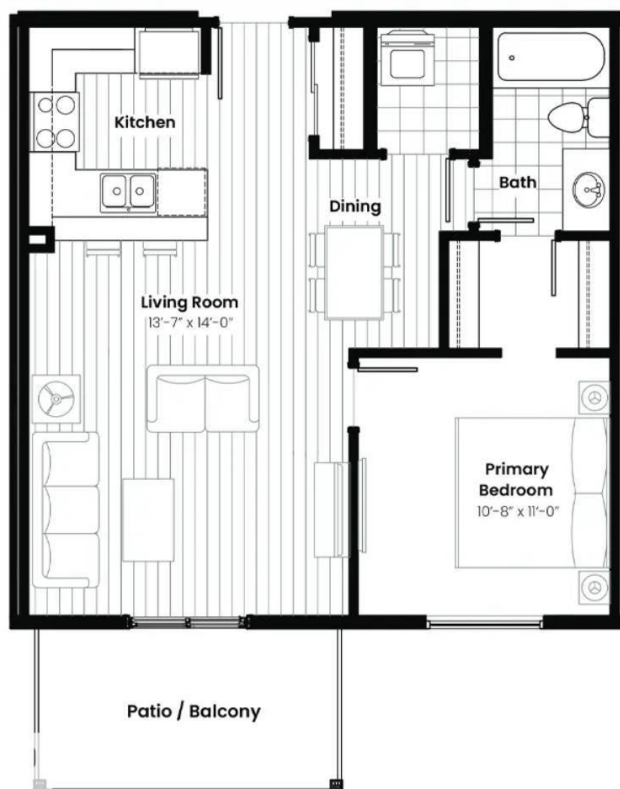
Walk into this open and spacious one bedroom one bath floor plan called the Joshua. Expertly designed for both comfort and functionality. The layout features bright living area that seamlessly connects to a modern kitchen, ideal for entertaining. Large windows flood the space with natural light, while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

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464290               |
| Price          | \$218,645              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 597                    |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                    |
|-------------|--------------------|
| Address     | 210 2225 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0W5            |

### **Amenities**

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Visitor, Storage-Locker Room |
| Parking   | Stall                                                                                  |

### **Interior**

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

### **Exterior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Prefab, Vinyl                                                                                   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Prefab, Vinyl                                                                                   |
| Foundation        | Slab                                                                                            |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | VELMA E. BAKER             |
| Middle     | THELMA CHALIFOUX           |
| High       | ELDER DR. FRANCIS WHISKEYJ |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 19                 |
| Zoning         | Zone 30            |

\$372

A collection of various home improvement items including faucets, sinks, doors, lighting, and flooring samples. The items are arranged in a collage-like fashion. There are two different faucet designs, one in a brushed nickel finish and another in a polished chrome finish. A white double-basin kitchen sink is also present. The lighting selection includes a modern three-bulb vanity light, a single cylindrical pendant light, and a black two-bulb sconce. For doors and windows, there is a white six-panel door and a white window blind. Flooring options include a light-colored wood-look laminate, a grey stone-look tile, and a dark grey carpet tile. Other items include a white rectangular sink, a white rectangular window blind, and a white rectangular window blind.

Listing information last updated on November 19th, 2025 at 11:02am MST