

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

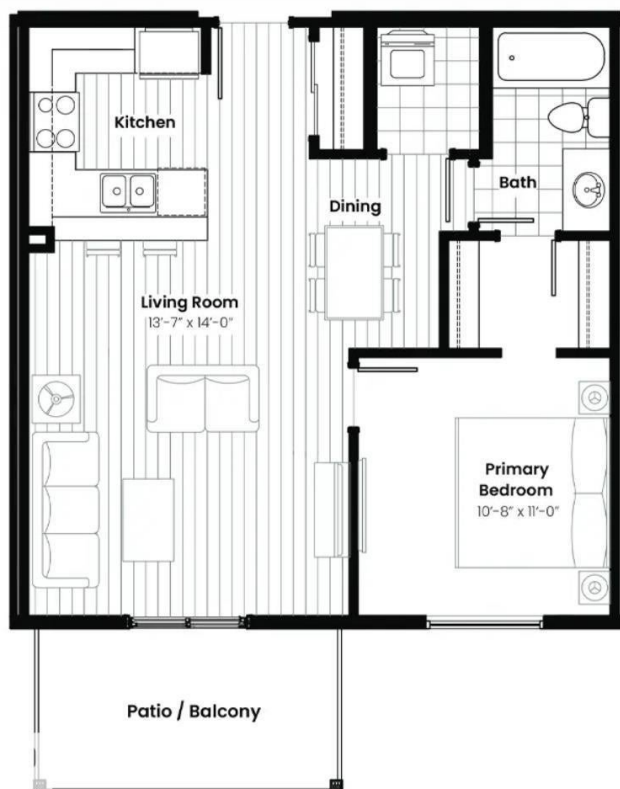
Walk into this open and spacious one bedroom one bath floor plan called the Joshua. Expertly designed for both comfort and functionality. The layout features bright living area that seamlessly connects to a modern kitchen, ideal for entertaining. Large windows flood the space with natural light, while 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	15
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. A white interior door with a traditional panel design is shown. Several lighting fixtures are included, such as a modern pendant light, a small black sconce, and a three-bulb vanity light. Flooring samples include a light-colored wood-look laminate, a grey stone-look tile, and a dark grey carpet tile. Other items include a white rectangular backsplash, a white wall-mounted soap dispenser, and various hardware like a door handle and a shower head.

Listing information last updated on November 15th, 2025 at 2:02am MST