

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

MLS® #E4464290

## \$218,645

1 Bedroom, 1.00 Bathroom, 662 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

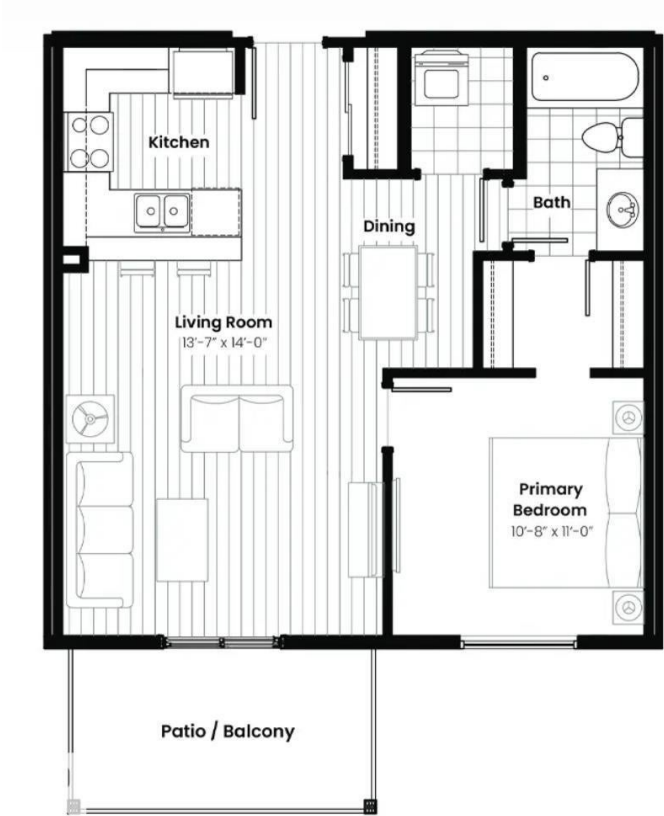
Walk into this open and spacious one bedroom one bath floor plan called the Joshua. Expertly designed for both comfort and functionality. The layout features bright living area that seamlessly connects to a modern kitchen, ideal for entertaining. Large windows flood the space with natural light, while 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 | 662                    |
| 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 | 2                  |
| Zoning         | Zone 30            |

\$372

A collection of various home improvement items including lighting fixtures, faucets, sinks, doors, and flooring samples. The items are arranged in a collage-like fashion. There are two pendant lights, one with a black shade and one with a silver shade. A ceiling light fixture with three white shades is also present. A brass faucet is shown next to a white double-basin sink. A white door with a silver handle is visible. There are several flooring samples, including a light-colored tile, a dark wood-look plank, and a grey carpet tile. A small black light fixture is also shown.

Listing information last updated on November 2nd, 2025 at 5:47am MST