

## \$209,000 - 112 2208 44 Avenue, Edmonton

MLS® #E4455448

**\$209,000**

2 Bedroom, 2.00 Bathroom, 875 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

Apex Meadows II – This upgraded 2-bedroom, 2-bathroom condo offers 875 sq. ft. of modern living space. Recent updates include new paint, new lighting, window coverings, and updated kitchen appliances, faucet, and sink. The open-concept kitchen with ample counter space flows into a bright living area with oversized windows, perfect for entertaining. The spacious primary suite fits a king bed and includes a walk-through closet leading to a private ensuite. A second bedroom and updated full bathroom complete the layout. Additional upgrades include new deck membrane and bathroom countertops. Enjoy in-suite laundry, a titled heated underground parking stall, and a designated storage cage. The building features a fitness room and social room. Prime location near the Meadows Rec Center, schools, shopping, dining, and entertainment. Move in and enjoy this beautifully upgraded home!

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455448  |
| Price      | \$209,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 875                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 112 2208 44 Avenue |
| Area        | Edmonton           |
| Subdivision | Larkspur           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0G6            |

### Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Sprinkler System-Fire |
| Parking   | Underground                                                                                                                           |

### Interior

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

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                  |
| Exterior Features | Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                  |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Velma E Baker School    |
| Middle     | Thelma Chalifoux School |
| High       | McNally School          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 30           |
| Condo Fee      | \$586             |

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Listing information last updated on September 24th, 2025 at 3:17am MDT