

Courtesy Of Tomas P Nguyen Of Exp Realty

## \$259,900 - N/A, Edmonton

MLS® #E4430331

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

**TOP FLOOR CORNER UNIT!** Welcome to this Fantastic Landmark built home in Aspen Meadows! This very spacious 1034 sqft unit offers an open concept layout with large windows and an abundance of natural light. Entering this amazing home, you are greeted with a large open foyer you can utilize to your liking and a kitchen with an eating bar thatâ€™s perfect for entertaining guests. A massive living room adjacent to gives space to all layouts. Step outside onto your private patio where you can enjoy the summer weather and BBQâ€™s. Featuring 2 large bedrooms, the Primary with walkthrough closet and 3pc ensuite and an additional full washroom to complete the floor! Titled heated underground parking, in-suite laundry, as well as same floor large storage cage for your convenience. Newer flooring (2020), new dishwasher (2024), microwave (2024) and Fridge (2024). Ideal location and very close to Anthony Henday, Whitemud, endless shopping and restaurants as well as public transit. Come make this unit your home!

Built in 2006

### Essential Information

MLS® # E4430331

Price \$259,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Larkspur
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B6

### Amenities

Amenities	On Street Parking, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Storage Cage
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	Zone 30
Condo Fee	\$677

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 5:32pm MDT