

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

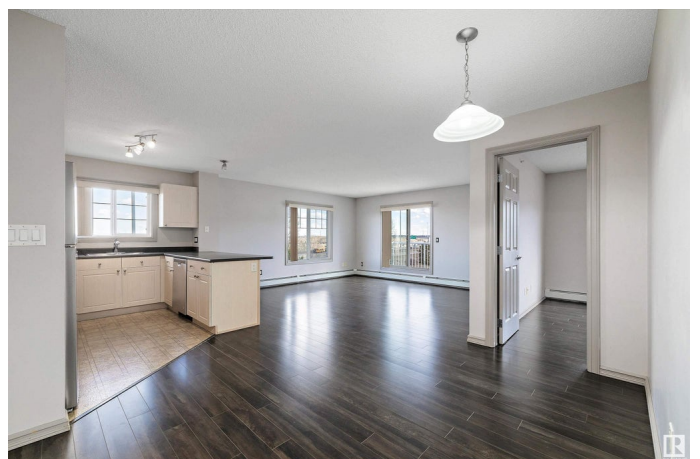
**TOP FLOOR CORNER UNIT!** Welcome to this Fantastic Landmark built home in Aspen Meadows! This very spacious 1034 sqft unit offers an open concept layout with large windows and an abundance of natural light. Entering this amazing home, you are greeted with a large open foyer you can utilize to your 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 9  
Zoning Zone 30  
Condo Fee \$677

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Listing information last updated on April 19th, 2025 at 9:31pm MDT