

\$1,950,000 - 44 East Ave 3906, Austin

MLS® #8625820

\$1,950,000

3 Bedroom, 3.00 Bathroom, 1,999 sqft
Residential on 0.00 Acres

44 East Ave Condominiums, Austin, TX

Elevated living awaits in this stunning 3 bedroom residence at 44 East Ave. Situated on the southeast corner with floor-to-ceiling glass that reveals panoramic lake and city views. The open kitchen-living concept offers Bosch appliances, built-in refrigerator, soft-close Italian cabinetry, dramatic finish quartz countertops with full height backsplash and large center island with under counter wine fridge. Relax on the spacious covered balcony surrounded by soaring views off of the living area. Indulge in the primary bedroom with south facing lake views, large custom closet and bath featuring frameless glass shower, free-standing soaking tub and dual vanity. The primary guest room with en-suite bath allows for added privacy. Additional upgrades include motorized solar shades, hardwood + tile floors and two reserved parking spaces conveniently located on garage level 3. Extend your living space into 44 East Ave's beautifully appointed indoor and outdoor amenity spaces featuring cenote style pool with sundeck, gas grills, fitness center + yoga studio, dog park, conference rooms, lounges, caterer's kitchen, two guest suites and 24/7 concierge service. Experience the best of urban living along the sparkling shores of Lady Bird Lake with easy walkability to the vibrant Rainey Street area.

Built in 2019

Essential Information



MLS® #	8625820
Price	\$1,950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,999
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Condominium
Status	Active

Water Feature/View

View	City,Lake,Panoramic,Water,Lady Bird Lake
Is Waterfront	Yes

Community Information

Address	44 East Ave 3906
Area	DT
Subdivision	44 East Ave Condominiums
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Electricity Available, Water Available
Features	Common Grounds/Area, Community Mailbox, Dog Park, Pool, Planned Social Activities, Barbecue, Bar/Lounge, Bicycle Storage, Business Center, Clubhouse, Concierge, Conference/Meeting Room, Courtyard, Deck/Porch, Fitness Center, Game Room, Gated, Pet Amenities
Parking	Garage, Assigned, Gated, Guest
# of Garages	2

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Built-In Range, Oven, Refrigerator, Wine Refrigerator

Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Backs to Greenbelt/Park, City Lot
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Additional Information

Date Listed	April 18th, 2025
Days on Website	179
Days on Market	178
HOA Fees	1480
HOA Fees Freq.	Monthly
Gated Community	Yes

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