\$674,500 - 44 East Ave 2509, Austin

MLS® #9674823

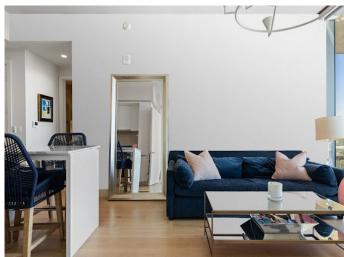
\$674,500

2 Bedroom, 2.00 Bathroom, 791 sqft Residential on 0.00 Acres

44 East Ave Condominiums, Austin, TX

PRIME parking spot comes with the condo and 2nd PRIME parking spot available for additional negotiable price. Luxury lakeside living situated in the quiet residential part of sizzling Rainey ST District neighborhood. Enjoy your morning coffee to electrifying sunrises and walk to Austin's best restaurants and live music. 2/2 condo with panoramic southeastern Lady Bird Lake view from every room with the classic smooth white finish! Features floor-to-ceiling windows, upgraded hardwoods and tile flooring, Italian cabinetry, quartz countertops, giant covered balcony, gas stove with custom closets, solar and black out motorized shades and designer light fixtures. Highly functional design with no wasted space that works great for a 2/2 or a 1+study/2. This one includes an awesome low floor parking spot on P3. 44 East Ave is a wonderful community with a vibrant social calendar to easily make friends with all of your awesome neighbors! 13,000 SF of amazing amenities designed by Michael Hsu including gorgeous lobby with coffee and 24 HR concierge, a cenote pool, outdoor lounge with gas grills, dog park/lounge/spa, fitness center, yoga studio, conference rooms, great room with TVs and caterer's kitchen, family room with shuffle board and foosball and 2 quest suites. Steps to hike/bike trail, entertainment, live music, parks, coffee, Emmer and Rye, Royal Blue Grocery, Whole Foods and Target. This building is amazing for dog owners - the dog lounge is awesome and Trailhead Park is right







outside the building! Excellent access to I35, 71, 183, 130, UT, Med Center, HEBs, Oracle, and Austin Bergstrom. Must see it! Furnishings are negotiable. Owner/Agent

Built in 2022

Essential Information

MLS® # 9674823 Price \$674,500

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 791
Acres 0.00
Year Built 2022

Type Residential
Sub-Type Condominium

Status Active

Water Feature/View

View Bridges, CityLights, City, Lake, Panoramic, Lady Bird Lake

Is Waterfront Yes

Community Information

Address 44 East Ave 2509

Area DT

Subdivision 44 East Ave Condominiums

City Austin
County Travis
State TX
Zip Code 78701

Amenities

Amenities Concierge

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Features Barbecue, Concierge, Community Mailbox, Conference/Meeting Room,

Dog Park, Fitness Center, Pet Amenities, Pool, Sidewalks, Trails/Paths,

Bar/Lounge, Bicycle Storage, Deck/Porch, Game Room

Parking Assigned, Covered, Garage, Guest, Gated

of Garages 1

Interior

Tile, Wood Interior

Appliances Built-In Refrigerator, Dryer, Dishwasher, Gas Cooktop, Disposal,

Microwave, Washer, Freezer

Heating Central

of Stories 1

Stories One

Exterior

Exterior Features Balcony

Lot Description None

Roof See Remarks

Construction Glass, Concrete

Foundation Slab

School Information

District Austin ISD Elementary Mathews Middle O Henry

High Austin

Additional Information

April 10th, 2025 Date Listed

192 Days on Website 185 Days on Market **HOA Fees** 543

HOA Fees Freq. Monthly

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