

\$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 guest 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

Interior	Tile, Wood
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

Date Listed	April 10th, 2025
Days on Website	192
Days on Market	185
HOA Fees	543
HOA Fees Freq.	Monthly

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