

\$189,900 - 406 4404 122 Street, Edmonton

MLS® #E4430549

\$189,900

2 Bedroom, 2.00 Bathroom, 1,621 sqft
Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

This outstanding top-floor unit features 1,620 sq. ft., vaulted high ceilings, 2 bedrooms, 1.5 baths, in-suite laundry, a storage unit (locker 18 Annual lease fee \$100), and 2 parking stalls (assigned & lease \$40/month). Condo fee includes electricity, water, and heat. A bright open kitchen boasts countertops and loads of cupboard space. An entertaining-sized living room with lots of windows and patio doors to a good-sized southwest-facing balcony. The master suite with 2-pc ensuite. The 4-pc main bath is conveniently situated right outside of the second bedroom. Upstairs, youâ€™™ll find a cozy bonus room and a welcoming denâ€™™great spots for working from home, enjoying intimate get-togethers, or entertaining! This building offers fantastic amenities, including a fitness center and a party room. Designated schools are Westbrook School (K6) and Vernon Barford School (7-9). Providing easy access to Whitemud Ravine, Snow Valley Ski Hill, major roadways, and public transportation.



Built in 1976

Essential Information

MLS® # E4430549
Price \$189,900

Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,621
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	406 4404 122 Street
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4A9

Amenities

Amenities	Exercise Room, Intercom, Parking-Visitor, Party Room, Pool-Indoor, Recreation Room/Centre, Secured Parking, Security Door, Television Connection, Vaulted Ceiling
Parking Spaces	2
Parking	Single Carport, Stall
Has Pool	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 11th, 2025
Days on Market	7
Zoning	Zone 16
Condo Fee	\$1,113

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 18th, 2025 at 6:17pm MDT