

## \$144,888 - 217 4404 122 Street, Edmonton

MLS® #E4430543

**\$144,888**

2 Bedroom, 1.50 Bathroom, 1,136 sqft

Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

Looking for a home in a prime location? This fully renovated 2-bed, 2-bath condo in Aspen Garden Estates is perfect! Located next to Whitemud Ravine, enjoy direct access to lush trails, public transit, U of A, LRT, and Southgate Mall. Inside, the bright, spacious 2nd floor unit features vinyl plank flooring, lots of windows, a large living room, and a generous dining area. The kitchen boasts newer appliances, cabinets, and countertops. The primary bedroom includes a walk-in closet and private 2-piece ensuite, while the second bedroom is also roomy. The main bath has an upgraded vanity with storage. In-suite laundry with newer washer/dryer adds convenience. Enjoy building amenities like a gym, social room and BBQ patio area. Condo fees cover electricity, heat, water, and covered parking, plus other common area items. Keep in mind the condo fee reflex the size of the unit and remember this unit is the size of an average bungalow. Donâ€™t miss this rare blend of space, location, and value!

Built in 1976

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4430543  |
| Price    | \$144,888 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,136                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 217 4404 122 Street |
| Area        | Edmonton            |
| Subdivision | Aspen Gardens       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4A9             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Parking-Visitor, Pool-Indoor |
| Parking Spaces | 1  |
| Parking        | Single Carport   |
| Has Pool       | Yes  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Landscaped, Public Swimming Pool, Public Transportation, |

|              |                           |
|--------------|---------------------------|
|              | Ravine View, Recreation U |
|              | Nearby                    |
| Roof         | Asphalt Shingles          |
| Construction | Wood, Brick, Vinyl        |
| Foundation   | Concrete Perimeter        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 28               |
| Zoning         | Zone 16          |
| Condo Fee      | \$790            |



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Listing information last updated on May 9th, 2025 at 3:32am MDT