# \$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, you'II 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.

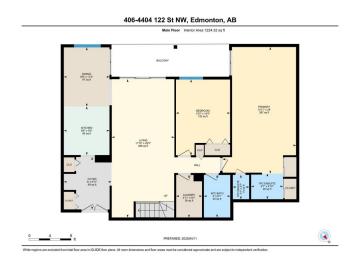


### **Essential Information**

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 8

Zoning Zone 16 Condo Fee \$1,113

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Listing information last updated on April 19th, 2025 at 6:32am MDT