

## \$175,000 - 431 4404 122 Street, Edmonton

MLS® #E4452842

**\$175,000**

2 Bedroom, 1.50 Bathroom, 1,716 sqft

Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

Aspen Garden Estates...located on the banks of nature's Whitemud Ravine for the outdoor enthusiast and easy access to the Whitemud Freeway for the work commute. Ideal condo living for the young professionals, university students or a family can be found in this 1,716 sq.ft. loft style top floor condo that has been completely updated over the last few years. Interior features include vaulted ceilings, spacious front entry; tile flooring thru the kitchen and dinette areas; dark oak cabinetry, granite counters & stainless appliances; laminate flooring in the livingroom, in-suite laundry room; 4pc. main bath; massive primary suite w/ 2pc. bath; 2nd main floor bedroom & an upper level loft offering a perfect setup for a home office & lounge area. Amazing views from the entertainment size balcony. Comes with a covered parking stall. Condo fee includes everything except internet. On-site facilities include a gym, pool, hot tub, sauna, social room & outdoor deck overlooking the RAVINE. SIMPLY PUT...GREAT VALUE!

Built in 1976

### Essential Information

MLS® # E4452842

Price \$175,000

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,716
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	431 4404 122 Street
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4A9

### Amenities

Amenities	Exercise Room, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Social Rooms, Storage-Locker Room, Vaulted Ceiling, Vinyl Windows
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, Hot Water, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	2
Zoning	Zone 16
Condo Fee	\$1,074

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 August 16th, 2025 at 11:32am MDT