

## \$179,999 - 131 4404 122 Street, Edmonton

MLS® #E4421127

**\$179,999**

2 Bedroom, 1.50 Bathroom, 1,254 sqft

Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

Welcome Home!! A Bright and Airy 1254 sq ft Ground-Floor Retreat with Private Patio Space and covered parking just steps away!! Start your day off with your favorite cup of coffee on your private patio space which has recently been re done with a brand new concrete pad and retainer wall, then step inside and enjoy a fresh ambiance with brand-new lighting throughout and ceiling fans in the kitchen nook and both bedrooms. Modern updates include a new microwave hood fan, dishwasher, washer/dryer, and a new kitchen sink faucet. Enjoy a stylish walk-in shower in the main bathroom while both bathrooms feature renovated toilets with bidet seats. Benefit from all-inclusive utilities. Updated water shut-offs were installed under all sinks and water lines. This complex backs onto Whitemud Park, providing easy access to the ravine and scenic trails. Enjoy community amenities such as a swimming pool, hot tub, exercise area, and patio. Centrally located, this home offers convenience with access to key amenities.

Built in 1976

### Essential Information

MLS® # E4421127

Price \$179,999

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	131 4404 122 Street
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4A9

### Amenities

Amenities	Closet Organizers, Exercise Room, Patio, Pool-Indoor, Recreation Room/Centre, Storage-In-Suite
Parking	Single Carport
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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	Ravine View, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	69
Zoning	Zone 16
Condo Fee	\$876

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