

Courtesy Of Henry Han Of Century 21 Masters

# \$169,900 - 401 4404 122 Street, Edmonton

MLS® #E4425777

**\$169,900**

2 Bedroom, 2.00 Bathroom, 1,103 sqft  
Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

This outstanding top-floor, end unit features 1,103 sq. ft., vaulted high ceilings, 2 bedrooms, 1.5 baths, in-suite laundry, and one energized covered parking stall. Condo fee includes electricity, water and heat. A bright open and sun-soaked kitchen boasts a built-in counter and loads of cupboard space. An entertaining size living room with lots of windows and patio doors to a good size east facing balcony. The master suite with 2-pc ensuite. The 4-pc main bath is conveniently situated right outside of the second bedroom. 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.

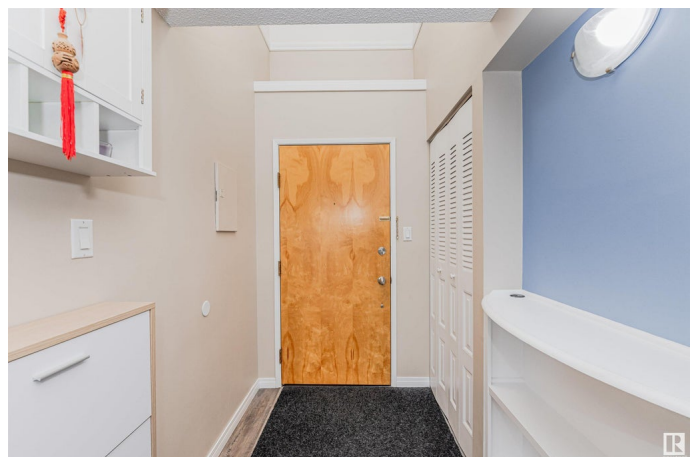
Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425777  |
| Price          | \$169,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,103     |



401-4404 122 St NW, Edmonton, AB



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1976                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 401 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 |
| Parking   | Single Carport                                                                                                                                   |
| Has Pool  | Yes                                                                                                                                              |

### **Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, 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 | 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            March 14th, 2025

Days on Market      23

Zoning                Zone 16

Condo Fee            \$827

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Listing information last updated on April 6th, 2025 at 4:17pm MDT