

## \$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 | 18                |
| Zoning         | Zone 16           |
| Condo Fee      | \$1,074           |

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Listing information last updated on September 1st, 2025 at 4:02pm MDT