

Courtesy Of Henry Han Of Century 21 Masters

## \$152,000 - 235 4404 122 Street, Edmonton

MLS® #E4447485

**\$152,000**

3 Bedroom, 2.00 Bathroom, 1,383 sqft  
Condo / Townhouse on 0.00 Acres

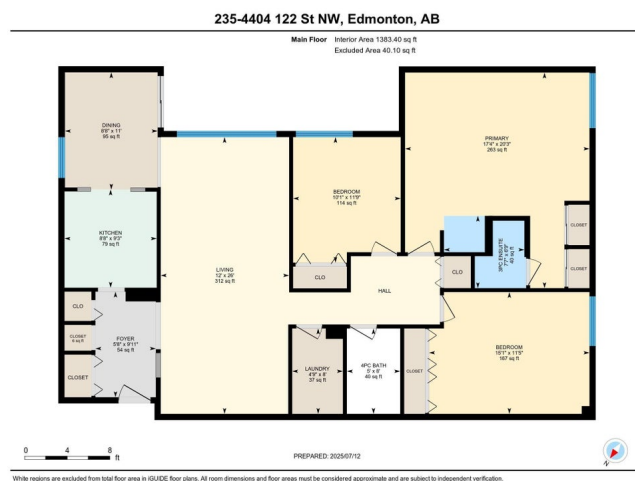
Aspen Gardens, Edmonton, AB

This outstanding second-floor unit features 1383 sq. ft., 3 bedrooms, 2 baths, in-suite laundry and 1 assigned parking stalls. 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 northeast-facing balcony. The primary suite features a 4-piece ensuite, while the 4-piece main bathroom is conveniently located just outside the two additional bedrooms. 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® #         | E4447485  |
| Price          | \$152,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,383     |
| Acres          | 0.00      |
| Year Built     | 1976      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 235 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 Spaces | 1  |
| Parking        | Single Carport   |
| 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    | July 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 16         |
| Condo Fee      | \$1,000         |

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 July 16th, 2025 at 12:19pm MDT