

Courtesy Of Sheryl Stephens Of RE/MAX Real Estate

# \$144,888 - 217 4404 122 Street, Edmonton

MLS® #E4430543

**\$144,888**

2 Bedroom, 1.50 Bathroom, 1,136 sqft

Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

Looking for a home in a prime location? This fully renovated 2-bed, 2-bath condo in Aspen Garden Estates is perfect! Located next to Whitemud Ravine, enjoy direct access to lush trails, public transit, U of A, LRT, and Southgate Mall. Inside, the bright, spacious 2nd floor unit features vinyl plank flooring, lots of windows, a large living room, and a generous dining area. The kitchen boasts newer appliances, cabinets, and countertops. The primary bedroom includes a walk-in closet and private 2-piece ensuite, while the second bedroom is also roomy. The main bath has an upgraded vanity with storage. In-suite laundry with newer washer/dryer adds convenience. Enjoy building amenities like a gym, social room and BBQ patio area. Condo fees cover electricity, heat, water, and covered parking, plus other common area items. Keep in mind the condo fee reflex the size of the unit and remember this unit is the size of an average bungalow. Don't miss this rare blend of space, location, and value!

Built in 1976

## Essential Information

MLS® #	E4430543
Price	\$144,888
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,136
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	217 4404 122 Street
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4A9

### **Amenities**

Amenities	Closet Organizers, Deck, Detectors Smoke, Parking-Visitor, Pool-Indoor
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, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Public Swimming Pool, Public Transportation,

Ravine View, Recreation U  
Nearby

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

### Additional Information

Date Listed April 11th, 2025  
Days on Market 10  
Zoning Zone 16  
Condo Fee \$790



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