# \$189,900 - 406 4404 122 Street, Edmonton

MLS® #E4430549

#### \$189,900

2 Bedroom, 2.00 Bathroom, 1,621 sqft Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

This outstanding top-floor unit features 1,620 sq. ft., vaulted high ceilings, 2 bedrooms, 1.5 baths, in-suite laundry, a storage unit (locker 18 Annual lease fee \$100), and 2 parking stalls (assigned & lease \$40/month). 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 southwest-facing balcony. The master suite with 2-pc ensuite. The 4-pc main bath is conveniently situated right outside of the second bedroom. Upstairs, you'II find a cozy bonus room and a welcoming denâ€"great spots for working from home, enjoying intimate get-togethers, or entertaining! 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® #	E4430549
Price	\$189,900

2
2.00
1
2
1,621
0.00
1976
Condo / Townhouse
Lowrise Apartment
Single Level Apartment
Active

# **Community Information**

Address	406 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, Vaulted Ceiling

Parking Spaces	2
Parking	Single Carport, Stall
Has Pool	Yes

### Interior

ensuite bathroom		
Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked		
Washer/Dryer, Stove-Electric, Window Coverings		
Hot Water, Natural Gas		
4		
1		
Yes		
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	April 11th, 2025
Days on Market	8
Zoning	Zone 16
Condo Fee	\$1,113

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