

# \$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'll find a cozy bonus room and a welcoming den—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.



406-4404 122 St NW, Edmonton, AB

Main Floor Interior Area 1224.32 sq ft



0 4 8 ft

PREPARED: 2025/04/11

While figures are excluded from total floor area in IGSIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 1976

## Essential Information

MLS® # E4430549

Price \$189,900

Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,621
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	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**

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	April 11th, 2025
Days on Market	8
Zoning	Zone 16
Condo Fee	\$1,113

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Listing information last updated on April 19th, 2025 at 9:32am MDT