

## \$179,900 - 408 4404 122 Street, Edmonton

MLS® #E4443316

**\$179,900**

4 Bedroom, 1.50 Bathroom, 2,036 sqft

Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

Wow! Exceptional value for 2035 sq ft with loft, vaulted ceilings, 4 bedrooms and a ravine view with west facing balcony! The condo fees include heat, water and power! No need for a gym pass, the complex also offers a social room with kitchen, workout gym, indoor pool, hot tub, and a deck / barbeque area that overlooks the ravine. This 4 bedroom home boasts a balcony that directly overlooks the Treed Ravine! Wake up to the sound of the birds with your coffee! The white galley kitchen opens to the dining area with windows to the ravine. Vaulted ceilings really make this space feel large! The large windows and patio doors let the sun shine in and bounce off the gleaming hardwood. There are 3 bedrooms on the main floor, a full bathroom, a 2 piece ensuite plus in suite laundry. Upstairs there is a 4th bedroom with a loft space and storage room. Outside is a covered, energized parking stall (#543) and possibility to rent a 2nd stall. Transit right out front to University and Snow Valley ski hill is nearby!

Built in 1976

### Essential Information

MLS® # E4443316

Price \$179,900

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,036
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	408 4404 122 Street
Area	Edmonton
Subdivision	Aspen Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4A9

### Amenities

Amenities	Barbecue-Built-In, Exercise Room, Hot Tub, Intercom, Parking-Visitor, Party Room, Pool-Indoor, Social Rooms, Storage-In-Suite, Vaulted Ceiling
Parking Spaces	1
Parking	Single Carport
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Ravine View, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	5
Zoning	Zone 16
Condo Fee	\$1,210

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 June 23rd, 2025 at 10:17pm MDT