

## \$155,000 - 212 4404 122 Street, Edmonton

MLS® #E4439752

**\$155,000**

3 Bedroom, 1.50 Bathroom, 1,421 sqft

Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

Spacious 3-bedroom, one and a half bath condo in the desirable community of Aspen Gardens! Offering a fantastic location close to schools, parks, transit (including Southgate LRT), shopping, and major roadways â€” perfect for easy city access. This bright and well-laid-out unit features a large living and dining area, generous bedrooms, and a private balcony with a beautiful view â€” ideal for morning coffee or evening relaxation. A great opportunity for first-time buyers, investors, or those looking to downsize while maintaining space and convenience. Donâ€™t miss this value-packed property in a well-established, sought-after neighbourhood! This property is being sold 'as is, where is'.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439752  |
| Price          | \$155,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,421     |
| Acres          | 0.00      |
| Year Built     | 1976      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 212 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, Security Door |
| Parking   | See Remarks                                                                                              |
| Has Pool  | Yes                                                                                                      |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | See Remarks            |
| 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 31st, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 17      |
| Zoning         | Zone 16 |
| Condo Fee      | \$1,000 |

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Listing information last updated on June 17th, 2025 at 2:02am MDT