

# \$168,750 - 306 4404 122 Street, Edmonton

MLS® #E4455634

**\$168,750**

2 Bedroom, 1.50 Bathroom, 1,220 sqft  
Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

Fantastic location with a spectacular park view. Backing on to the Whitemud Creek Ravine this 1220 sq ft, 2 bedroom, comes with a functional kitchen, spacious living and dining areas, 1.5 baths, in-suite laundry & storage, 3 access points to the private west facing patio. Perfect for investors and first time buyers. Easy access to the Whitemud Freeway, close to shopping, schools, U of A, LRT, recreation centers, Snow Valley, golfing and parks.

Built in 1976

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455634               |
| Price          | \$168,750              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,220                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 306 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 Spaces | 1                                                                                                        |
| Parking        | Stall                                                                                                    |
| Has Pool       | Yes                                                                                                      |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Garburator, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas                                                                        |
| # of Stories      | 4                                                                                             |
| Stories           | 4                                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | None, No Basement                                                                             |

### **Exterior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                               |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Brick, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                               |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Westbrook School |
| Middle     | Vernon Barford   |
| High       | Harry Ainlay     |

### **Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | September 2nd, 2025 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 61      |
| Zoning         | Zone 16 |
| Condo Fee      | \$876   |

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Listing information last updated on November 2nd, 2025 at 6:47pm MST