

## **\$134,900 - 125 4404 122 Street, Edmonton**

MLS® #E4457022

**\$134,900**

2 Bedroom, 1.50 Bathroom, 1,115 sqft  
Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

WELCOME HOME - Spacious Ground-Floor Retreat Nestled in ASPEN GARDEN ESTATE. Start your day off with the sound of the birds & your favorite cup of coffee on Sunny private patio, then step inside to enjoy illuminated ambiance of fresh paint & new window coverings. Pass foyer, spacious living room greets you with adjacent kitchen featuring lots of cabinet space and dining area. Master suite, complete with a walkthrough closet & 2PC ensuite, promises comfort, while a second generously sized bedroom and a full bathroom cater to all family needs. In-suite laundry adds to the practicality. Prime Location boasts key amenities including; Ravine / Scenic trails, SKI HILL, Elementary and Junior High School, easy access to major routes and U of A, Public Transit, and Shopping. This ground unit offers unparalleled convenience; INDOOR REC ROOM, FITNESS ROOM, SWIMMING POOL, HOT TUB and a large outdoor deck. And with ELECTRICITY, GAS, HEAT, WATER & SEWERAGE included in the condo fee, FINE - Effortless living awaits you!

Built in 1976

### **Essential Information**

MLS® # E4457022

Price \$134,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,115                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 125 4404 122 Street |
| Area        | Edmonton            |
| Subdivision | Aspen Gardens       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4A9             |

### Amenities

|                |                                                                                                                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-Locker Room |
| Parking Spaces | 1                                                                                                                                                                                                                                    |
| Parking        | Single Carport                                                                                                                                                                                                                       |
| Has Pool       | Yes                                                                                                                                                                                                                                  |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas                                                                   |
| # of Stories      | 4                                                                                        |
| Stories           | 1                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | None, No Basement                                                                        |

**Exterior**

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Vinyl                                                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Tar & Gravel                                                                                                                                                         |
| Construction      | Concrete, Brick, Vinyl                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 20                   |
| Zoning         | Zone 16              |
| Condo Fee      | \$790                |

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Listing information last updated on September 30th, 2025 at 2:33pm MDT