

## \$172,888 - 102 4404 122 Street, Edmonton

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MLS® #E4458245

**\$172,888**

2 Bedroom, 2.00 Bathroom, 1,238 sqft

Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

Step into this beautifully updated 2-bedroom, 2-bath condo backing onto the Whitemud Creek Ravine! Styled with neutral décor and thoughtful details, the home features a spacious kitchen. The bright dining area flows into a generous living room with updated windows and sliding doors to a west-facing balcony with backyard access. The primary suite offers a refreshed ensuite and double closets, while a second bedroom and updated 4-piece bath complete the layout. Added convenience includes in-suite laundry with storage. This well-maintained building provides outstanding amenities: indoor pool, hot tub, sauna, gym, party room, and deck. Perfectly located near the U of A, LRT, Snow Valley Ski Club, golf, top schools, and shopping, this home is ideal for students, professionals, or investors seeking both natural beauty and city convenience.



Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458245  |
| Price          | \$172,888 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,238     |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1976                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102 4404 122 Street |
| Area        | Edmonton            |
| Subdivision | Aspen Gardens       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4A9             |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Hot Tub, Parking-Visitor, Party Room, Pool-Indoor, Sauna; Swirlpool; Steam, Vinyl Windows |
| Parking   | Stall                                                                                                    |
| Has Pool  | Yes                                                                                                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Brick, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                               |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 49                   |
| Zoning         | Zone 16              |
| Condo Fee      | \$876                |

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Listing information last updated on November 5th, 2025 at 4:17pm MST