

## \$148,800 - 305 4404 122 Street, Edmonton

MLS® #E4454270

**\$148,800**

2 Bedroom, 1.50 Bathroom, 1,140 sqft  
Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

Step into this updated 2-bedroom condo, styled with neutral decor & thoughtful details throughout. The bright, functional kitchen offers stainless steel appliances, quartz countertops, & a sleek, contemporary design. Just off the kitchen is the dining area. The spacious living room boasts updated windows & sliding doors that open to a large balcony. Down the hall, the generous primary bedroom includes a refreshed 2pce ensuite with ample drawer space & double closets with mirrored sliding doors. A 2nd bedroom with double closet & an updated 4pce main bathroom complete the layout. Addt'l highlights include a stackable washer/dryer in a storage closet, newer windows & a well-maintained building. This building offers an indoor pool, hot tub, sauna, gym, party room & deck. Great layout, excellent location, & desirable building amenities - this condo is perfect for students & professionals alike. It is located steps from the Whitemud Creek Ravine, close to the Snow Valley Ski Club, golf, & endless amenities.

Built in 1976

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4454270  |
| Price    | \$148,800 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,140                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 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, Microwave 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          | Wood, Brick                                                     |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, |

|              |                                  |
|--------------|----------------------------------|
|              | Shopping Nearby, Ski Hill Nearby |
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Brick                      |
| Foundation   | Concrete Perimeter               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 58                |
| Zoning         | Zone 16           |
| Condo Fee      | \$790             |

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Listing information last updated on October 19th, 2025 at 3:47am MDT