

## \$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
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Days on Market	23
Zoning	Zone 16
Condo Fee	\$1,000

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