

## **\$159,900 - 233 4404 122 Street, Edmonton**

MLS® #E4452777

**\$159,900**

2 Bedroom, 2.00 Bathroom, 1,254 sqft

Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

BACK ON THE MARKET! SPACIOUS 2 BEDROOM CONDO STEPS FROM THE RIVER VALLEY & SKI HILL. THIS IMPRESSIVE 1250+ SQ.FT CONDO OFFERS TWO HUGE BEDROOMS, BEAUTIFUL HARDWOOD FLOORS AND RENOVATED BATHROOMS WITH STYLISH, MODERN FINISHES. THE SPACIOUS KITCHEN FEATURES A BRAND NEW FRIDGE & STOVE, WHILE THE LARGE ENTRYWAY SET THE TONE FOR THE OPEN, INVITING LAYOUT. THE PRIMARY BEDROOM IS A TRUE RETREAT WITH ITS OWN PRIVATE LIVING ROOM SPACE, PERFECT FOR RELAXING IN COMFORT & PRIVACY. A LARGE PRIVATE DECK OFFERS THE IDEAL SPOT FOR MORNING COFFEE OR EVENING GATHERINGS. JUST A SHORT WALK/DRIVE FROM THE RIVER VALLEY TRAILS AND SKI HILL, THIS HOME IS ALSO PERFECT FOR COLLEGE STUDENTS WHO WANT QUICK ACCESS TO CAMPUS AND AMENITIES, OR A YOUNG FAMILY LOOKING FOR SPACE, CONVENIENCE AND OUTDOOR ADVENTURE RIGHT AT THEIR DOORSTEP.

Built in 1976

### **Essential Information**

MLS® #

E4452777



|                |                        |
|----------------|------------------------|
| Price          | \$159,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,254                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 233 4404 122 Street |
| Area        | Edmonton            |
| Subdivision | Aspen Gardens       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4A9             |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exercise Room, No Smoking Home, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Vinyl Windows, See Remarks |
| Parking Spaces | 1                                                                                                                      |
| Parking        | Stall, See Remarks                                                                                                     |
| Has Pool       | Yes                                                                                                                    |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Water                                                                        |
| # of Stories      | 4                                                                                       |
| Stories           | 4                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | None, No Basement                                                                       |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                   |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Brick, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                                   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 66                |
| Zoning         | Zone 16           |
| Condo Fee      | \$876             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 17th, 2025 at 7:02pm MDT