

\$168,750 - 306 4404 122 Street, Edmonton

MLS® #E4455634

\$168,750

2 Bedroom, 1.50 Bathroom, 1,220 sqft
Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

Fantastic location with a spectacular park view. Backing on to the Whitemud Creek Ravine this 1220 sq ft, 2 bedroom, comes with a functional kitchen, spacious living and dining areas, 1.5 baths, in-suite laundry & storage, 3 access points to the private west facing patio. Perfect for investors and first time buyers. Easy access to the Whitemud Freeway, close to shopping, schools, U of A, LRT, recreation centers, Snow Valley, golfing and parks.

Built in 1976

Essential Information

MLS® #	E4455634
Price	\$168,750
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information



Address	306 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 Spaces	1
Parking	Stall
Has Pool	Yes

Interior

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

School Information

Elementary	Westbrook School
Middle	Vernon Barford
High	Harry Ainlay

Additional Information

Date Listed	September 2nd, 2025
-------------	---------------------

Days on Market	22
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 September 24th, 2025 at 3:47am MDT