

Courtesy Of Rick Schmidt And Alex O Pinnick Of MaxWell Polaris

\$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 | 17 |
| Zoning | Zone 16 |
| Condo Fee | \$876 |

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Listing information last updated on September 19th, 2025 at 1:32am MDT