

# \$125,000 - 201 4404 122 Street, Edmonton

MLS® #E4466344

**\$125,000**

2 Bedroom, 1.50 Bathroom, 1,096 sqft  
Condo / Townhouse on 0.00 Acres

Aspen Gardens, Edmonton, AB

White Mud Creek location this spacious 2 bedroom, 2 bathroom condo in one of Edmonton’s most desirable southside communities! This bright unit features a large open living area, dining space, a functional kitchen, and a huge private balcony perfect for relaxing or entertaining. The primary bedroom includes its own 2-piece ensuite, and the second bedroom is ideal for guests, kids, or a home office. Located steps from the pool, gym, parks, public transit, shopping, and excellent schools, this home offers unbeatable value for first-time buyers, downsizers, or investors. Well-managed building with secure entry and assigned parking. Quick possession available!

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4466344  |
| Price          | \$125,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,096     |
| Acres          | 0.00      |
| Year Built     | 1976      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 201 4404 122 Street |
| Area        | Edmonton            |
| Subdivision | Aspen Gardens       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4A9             |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | Pool-Indoor           |
| Parking   | Single Carport, Stall |
| Has Pool  | Yes                   |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher - Energy Star, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                |
| # of Stories      | 4                                                                     |
| Stories           | 1                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | None, No Basement                                                     |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                          |
| Exterior Features | Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Brick, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 20th, 2025 |
| Days on Market | 1                   |

|           |         |
|-----------|---------|
| Zoning    | Zone 16 |
| Condo Fee | \$806   |

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Listing information last updated on November 21st, 2025 at 9:47am MST