



Edmonton 16 Aspen Gardens LP: \$150,000
#336 4404 122 ST NW SP: ACTIVE

List ID #: E4321893 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 6 **Year Blt:** 1976
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 1 / 1 **Bsmt Dev:** No Basement
Total Flr (SF): 1,124.52 **Total Flr (M):** 104.47

Welcome to your 2 bed 2 bath air conditioned suite allowing you an executive lifestyle of daily walks in Whitemud Creek Ravine in the heart of the southside. The natural light fills your oversized living room filled with large comfy furniture to entertain & space for a home office if needed. Expand your dining table to fit all your friends at your favorite gatherings. Your SE facing balcony extends the length of your suite giving you flexible outdoor space. Your king sized primary bedroom features great closet space, large vanity dressing area with a separate water closet. Your galley kitchen, second bedroom, insuite laundry, covered parking & no stairs to this suite round out this amazing space. Enjoy the recreation space with indoor pool, hot tub, change rooms, fitness area, outdoor patio, BBQ area & social room. Recent building improvements include new plumbing, new windows over balconies, balcony work & exterior siding. Quick to Whitemud Freeway, UofA. Southgate Mall & Snow Valley recreation nearby.

Directions:

Virtual Tour: URL-Virtual Tour **Brochure:** URL-Brochure

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	45	negotiable	Level	Mtr2	SqFt
Full Baths:	4	2					Occupancy:	Seller		Main:		
Ensuite							Garage Dim:			Upper:		
Addl Rms:	0	Finished Lvl:	4				Elem Schl:	Westbrook,StBonfac		AbGd:		
Fpl:	No	Fpl Fuel:					Jr High Schl:	VernonBanford,Loui		Lowr:		
Fpl Type:							High Schl:	HarryAinley,LouisSt		BIGd:		
Parking:	Single Carport									Total A.G.	104.47	1,124.52

Living Rm:	4.54x6.36m	M	Primary Bdrm:	5.55x4.33m	M
Dining Rm:	3.24x2.32m	M	Bedrm 2:	4.38x3.06m	M
Kitchen:	2.42x2.42m	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Laundry Room		M
Bonus Rm					

Flooring: Carpet, Non-Ceramic Tile **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Baseboard
Roof: **Heat Fuel:**
Exterior: Brick, Vinyl **Remodel:**
Site Infl: Golf Nearby, Park/Reserve, Picnic Area, Public Transportation, Shopping Nearby, Ski Hill Nearby **Amen/Features:** Air Conditioner, Deck, Exercise Room, Hot Tub, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Patio, Pool-Indoor, Security Door

Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings **Restrict:** Pet Restrict/Board Approv

Warranty: **Goods Excl:**
Front Expos: East **Condo/HOA:** **Condo:** \$774.44 **HOA:**
Prop Class: Condo Amenities w/Condo, Electricity, Heat, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, Land/Snow Removal Common
Condo Name: Aspen Garden Estates
Prk Encl/TTL: / 1 /

Lot Sq (M):	167.75	Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	East
Taxes:	\$1,065.37 Tax Yr: 2022	Local Improv:	/Yr: