



4404 122 Street 117 Edmonton AB

\$139,900

Great condo for investors and young families! Located in desirable Community of Aspen Gardens with top ranked schools. Highlights includes: Easy access to Whitwud Drive and bus stops; Walk distance to Westbrook Elementary and Vernon Barford Junior High; Steps away to Whitemud Ravine, parks, and Snow Valley Ski; Minutes drive to shopping malls including Southgate Mall and West Edmonton Mall; Blocks away to YMCA and Harry Ainlay Senior High. Condo fees cover all utilities and many amenities such as social room, exercise room, indoor swimming pool and sauna, and shared outdoor patio with spectacular ravine views. Fresh painting throughout (2024); new floorings for living room, kitchen and laundry (2023); new washer, dryer and hood fan (2022). The 2-bedroom condo also features good sized master bedroom with 2pc bath ensuite, 4pc full bath, large and bright living room, decent sized dining area & private covered patio with shortcut but secure entry to the unit. Quick possession available! Come to feel it!

Listing Presented By:



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