



## 4404 122 Street 101 Edmonton AB

\$159,900

Nestled in the prestigious Aspen Gardens estate, this ground end unit offers unparalleled convenience. Just steps away from the valley, Westbrook Elementary School, and Vernon Barford Junior High School, it boasts a prime location. The unit itself is featuring a private sunken patio perfect for relaxation. Inside, the spacious family room is illuminated by updated windows and a patio door, complemented by vinyl plank flooring throughout. The kitchen, with lots of cabinet space and a separate dining area, ensures convenience. In-suite laundry adds to the practicality. The master suite, complete with a walkthrough closet and ensuite, promises comfort, while a second generously sized bedroom and full bathroom cater to all needs. And with all utilities included in the condo fee—water, heat, and power—luxury living becomes effortless. Enjoy access to the indoor REC room, swimming pool, hot tub, and gym, making every day a retreat, close to transit, ski hill, LRT, U of A, white mud drive.

Listing Presented By:



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