\$119,649 - 308 11460 40 Avenue, Edmonton

MLS® #E4428277

\$119.649

1 Bedroom, 1.00 Bathroom, 643 sqft Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

An excellent & affordable opportunity to own a one-bedroom condo with in-suite laundry in the desirable community of Royal Gardens. Situated on the top floor of a well-kept building, this unit has laminate flooring, galley-style kitchen with white cabinetry, dining space, bright & spacious living room, balcony & separate storage. Unit also comes with a storage locker that's one floor down on the way to underground heated parking one. Cedarbrae Gardens is a well managed complex that's pet friendly (with board approval), has a gym & guest suite. Enjoy easy access to bus stop, LRT, U of A, Snow Valley, Whitemud Freeway & walking distance to grocery store & a host of other amenities. Quick possession is possible.



Built in 1970

Bathrooms

Essential Information

MLS®# E4428277 Price \$119,649 Bedrooms 1 1.00

Full Baths 1

Square Footage 643 Acres 0.00 Year Built 1970 Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 308 11460 40 Avenue

Area Edmonton

Subdivision Royal Gardens (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 0J5

Amenities

Amenities Detectors Smoke, Exercise

Home, No Smoking Home

Secured Parking, Security Do

Parking Heated, Underground

Interior

Appliances Dishwasher-Built-In, Dryer,

Stove-Electric, Washer, Winc

Heating Hot Water, Natural Gas

of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Stucco

Exterior Features Landscaped, Picnic Area, P

Public Transportation, Schoo

Roof Tar & T

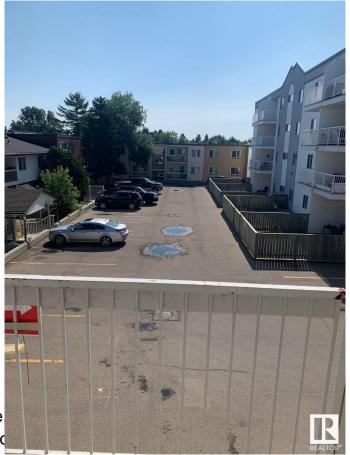
Construction Wood, Stucco

Foundation Concrete Perimeter

School Information

Middle Vernon Barford

High Harry Ainly





Additional Information

Date Listed March 31st, 2025

Days on Market 6

Zoning Zone 16

Condo Fee \$446

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 6th, 2025 at 3:47am MDT