# \$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, with balcony. Unit also comes with a large STORAGE locker that's 2 floors down on the way to UNDERGROUND HEATED parking. 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

#### **Essential Information**

MLS® #	E4428277
Price	\$119,649
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	643
Acres	0.00
Year Built	1970

Туре	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

Parking

## 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

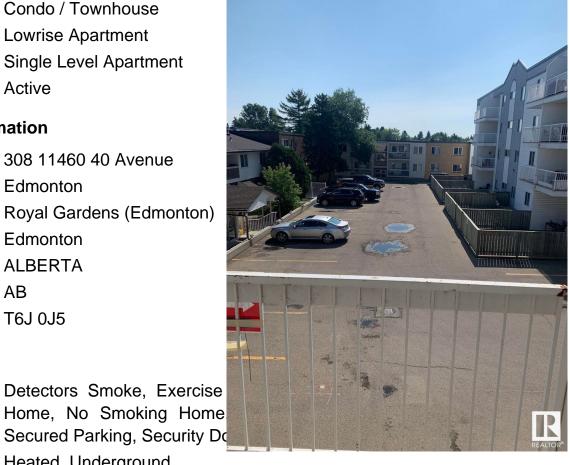
Heated, Underground

#### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Picnic Area, P Public Transportation, Schoo
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

# **School Information**

Middle	Vernon Barford
High	Harry Ainly





#### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	28
Zoning	Zone 16
Condo Fee	\$446

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Listing information last updated on April 28th, 2025 at 9:31am MDT