# \$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

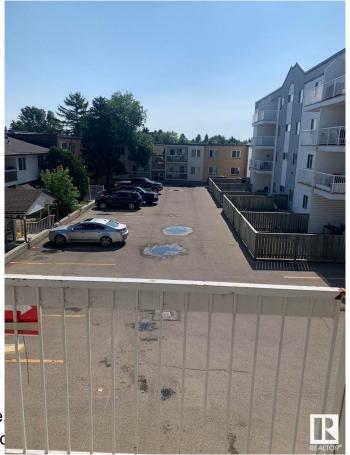
Construction Wood, Stucco

Foundation Concrete Perimeter

## **School Information**

Middle Vernon Barford

High Harry Ainly





## **Additional Information**

Date Listed March 31st, 2025

Days on Market 3

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 3rd, 2025 at 4:32pm MDT