\$109,649 - 308 11460 40 Avenue, Edmonton

MLS® #E4428277

\$109,649

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 and Titled HEATED UNDERGROUND PARKING Stall (Tax assessmnet \$9500 value) in the desirable community of Royal Gardens. Situated on the top floor of a well-kept pet friendly 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

Price

Essential Information

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Bedrooms 1

Bathrooms 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 Room, Gazebo, Guest Suite, No Animal

Home, No Smoking Home, Party Room, Sauna; Swirlpool; Steam,

Secured Parking, Security Door, Vinyl Windows, Storage Cage

Parking Heated, Underground

Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Refrigerator,

Stove-Electric, Washer, Window Coverings

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, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools

Roof Tar & amp; Gravel

Construction Wood, Stucco

Foundation Concrete Perimeter

School Information

Middle Vernon Barford

High Harry Ainly

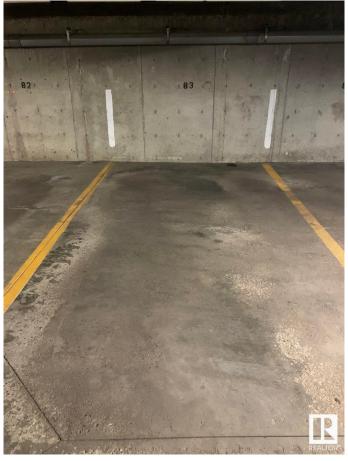
Additional Information

Date Listed March 31st, 2025

Days on Market 92

Zoning Zone 16

Condo Fee \$446



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