

Courtesy Of Corey R Christenson Of MaxWell Polaris

\$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

Essential Information

MLS® #	E4428277
Price	\$119,649
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
Home, No Smoking Home
Secured Parking, Security D
Parking Heated, Underground

Interior

Appliances Dishwasher-Built-In, Dryer,
Stove-Electric, Washer, Wind
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, School
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	4
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 4th, 2025 at 2:02pm MDT