# \$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

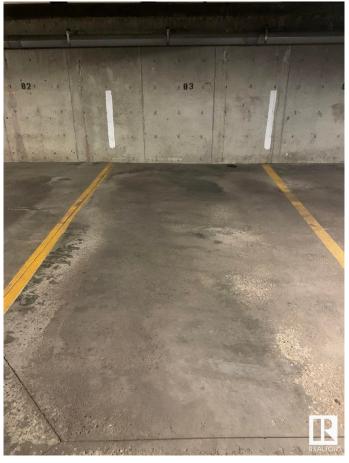
## **Additional Information**

Date Listed March 31st, 2025

Days on Market 104

Zoning Zone 16

Condo Fee \$446



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Listing information last updated on July 13th, 2025 at 3:17pm MDT