

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, 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



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	10
Zoning	Zone 16
Condo Fee	\$446

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Listing information last updated on April 10th, 2025 at 1:48pm MDT