

\$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 thatâ€™s 2 floors down on the way to UNDERGROUND HEATED parking. Cedarbrae Gardens is a well managed complex thatâ€™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	\$109,649
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 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 & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Middle	Vernon Barford
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High Harry Ainly

Additional Information

Date Listed March 31st, 2025
Days on Market 97
Zoning Zone 16
Condo Fee \$446



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