\$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

Туре	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

Parking

Interior

Appliances	Dishwasher-Built-In, Dryer,
	Stove-Electric, Washer, Winc
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

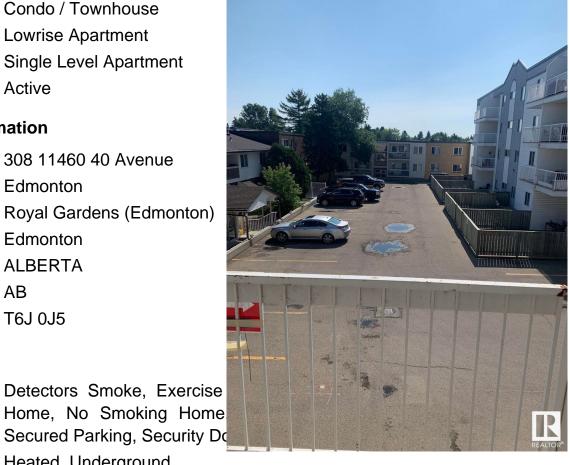
Heated, Underground

Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Picnic Area, P Public Transportation, Schoo
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

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Listing information last updated on April 4th, 2025 at 12:02am MDT