

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 | 3 |
| Zoning | Zone 16 |
| Condo Fee | \$446 |

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Listing information last updated on April 3rd, 2025 at 8:47pm MDT