

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

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Listing information last updated on April 3rd, 2025 at 4:17am MDT