

## \$117,649 - 308 11460 40 Avenue, Edmonton

MLS® #E4428277

**\$117,649**

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 HEATED UNDERGROUND PARKING 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	\$117,649
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 Do
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	39
Zoning	Zone 16
Condo Fee	\$446

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Listing information last updated on May 9th, 2025 at 6:47am MDT