

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, 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	\$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	12
Zoning	Zone 16
Condo Fee	\$446

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Listing information last updated on April 11th, 2025 at 9:47pm MDT