

# **\$109,649 - 308 11460 40 Avenue, Edmonton**

MLS® #E4428277

**\$109,649**

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 Titled HEATED UNDERGROUND PARKING Stall (Tax assessmnet \$9500 value) in the desirable community of Royal Gardens. Situated on the top floor of a well-kept pet friendly 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 thatâ€™s 2 floors down on the way to UNDERGROUND HEATED parking. Cedarbrae Gardens is a well managed complex thatâ€™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          | \$109,649 |
| 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 Room, Gazebo, Guest Suite, No Animal Home, No Smoking Home, Party Room, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Vinyl Windows, Storage Cage |
| Parking   | Heated, Underground  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |
| 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 88  
Zoning Zone 16  
Condo Fee \$446



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