

## \$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) 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
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High Harry Ainly

Additional Information

Date Listed March 31st, 2025  
Days on Market 78  
Zoning Zone 16  
Condo Fee \$446



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