

\$349,900 - 406 11140 68 Avenue, Edmonton

MLS® #E4432402

\$349,900

2 Bedroom, 2.00 Bathroom, 970 sqft

Condo / Townhouse on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Welcome to Park One West! This top floor unit offers an expansive living space of 970 square feet, comprising 2 bedrooms, 2 bathrooms, 2 heated underground parking stalls, & 2 storage lockers! As you step into the unit, you'll be captivated by the abundance of natural light flooding the main living area through the floor-to-ceiling windows, creating a bright and open ambiance (enhanced by the 10-foot ceilings throughout). The kitchen boasts a beautiful kitchen that seamlessly flows into the spacious dining area and living room, where a charming corner fireplace adds a cozy touch. The generously-sized master bedroom features a large walk-in closet and a luxurious 3-piece ensuite. The second bedroom offers ample space and is conveniently situated next to the second bathroom. Outside the balcony offers south and west views! You'll find the convenience of 2 underground parking stalls, storage lockers, and in-suite laundry truly invaluable. Excellent location near UofA, LRT, Downtown & more! Don't miss out!

Built in 2005

Essential Information

MLS® # E4432402

Price \$349,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 970 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 406 11140 68 Avenue |
| Area | Edmonton |
| Subdivision | Parkallen (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 2C2 |

Amenities

| | |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Detectors Smoke, Intercom, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Fan Coil, Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior | Concrete, Stucco |
| Exterior Features | Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | SBS Roofing System |
| Construction | Concrete, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------|
| Elementary | Parkallen |
| Middle | McKernan |
| High | Strathcona |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 15 |
| Condo Fee | \$751 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 6:32am MDT