

## \$139,900 - 301 11460 40 Avenue, Edmonton

MLS® #E4432783

**\$139,900**

2 Bedroom, 1.00 Bathroom, 793 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Exceptional value! This top floor, 2 bedroom suite is comfortably laid out to include a generous living room that is flooded with natural light from the South facing balcony. Around the corner the kitchen has a full suite of appliances and lots of storage along with an attached dining room. Down the hall the primary suite is a great size and includes a large closet. Additionally there is a second bedroom/office, 4 piece bath and the laundry room with extra storage space. Titled, underground parking stall is included! Perfectly situated close to schools for all grades, shopping, Southgate Mall and transit centre. Must be seen!

Built in 1970

### Essential Information

MLS® #	E4432783
Price	\$139,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	793
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	301 11460 40 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

### Amenities

Amenities	On Street Parking, Gazebo, Intercom, No Animal Home, No Smoking Home, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, See Remarks
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles, Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
Days on Market	7
Zoning	Zone 16

Condo Fee                \$540

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