

## \$114,649 - 304 11440 40 Avenue, Edmonton

MLS® #E4456911

### \$114,649

1 Bedroom, 1.00 Bathroom, 635 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 shows well, galley-style kitchen with white cabinetry, dining space, bright & spacious living room, with balcony. Unit also comes with a 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® #         | E4456911  |
| Price          | \$114,649 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 635       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1970                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 304 11440 40 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0R5                  |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, Social Rooms, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                                      |
| Parking        | Underground                                                                                            |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                                            |
| # of Stories | 4                                                                                 |
| Stories      | 1                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | None, No Basement                                                                 |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                    |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Stucco                                                                                                                                    |
| Foundation        | Block                                                                                                                                           |

### School Information

|        |                |
|--------|----------------|
| Middle | Vernon Barford |
| High   | Harry Ainlay   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 16             |
| Condo Fee      | \$470               |

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Listing information last updated on September 17th, 2025 at 4:47pm MDT