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

MLS® #E4432783

## \$139,900

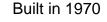
2 Bedroom, 1.00 Bathroom, 793 sqft Condo / Townhouse on 0.00 Acres

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!







## **Essential Information**

MLS® #	E4432783
Price	\$139,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	793
Acres	0.00
Year Built	1970
Туре	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 Province	ALBERTA AB	
Postal Code	АВ T6J 0R5	
Postal Code		
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 9 Zoning Zone 16 Condo Fee \$540

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Listing information last updated on May 3rd, 2025 at 10:47pm MDT