

# **\$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 | 5                |
| Zoning         | Zone 16          |

Condo Fee                \$540

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Listing information last updated on April 30th, 2025 at 4:02pm MDT