\$149,900 - 307 11440 40 Avenue, Edmonton

MLS® #E4428754

\$149,900

2 Bedroom, 1.00 Bathroom, 822 sqft Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Life at the TOP with magnificent Garden Views! Energizing Natural Light throughout the unit, as well as breathtaking garden views all year around. This SUPREME condo offers 2 generous-sized bedrooms, 1 bath, balcony, in-suite laundry, an independent storage room (on the same floor), and an energized parking stall. Open-Concept Living Area offers your flexibility of arranging all the space according to your needs. Sit on the patio and enjoy the view of the tranquil garden surrounded by trees, and you can literally hear the birds singing. Master bedroom has a walk-through closet. Enjoy walking distance to shopping, premium schools, pharmacies, clinics, and more! Amenities- on-site Gym facility, amenity rooms for rent, plus a guest suite for visitors. Pet-Friendly building. Excellent starter home conveniently located steps away from Confederation Leisure Centre, Southgate Mall, Public Transit, U of A, and Whitemud Drive.

Built in 1970

Essential Information

MLS® # E4428754 Price \$149,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1







Square Footage 822
Acres 0.00
Year Built 1970

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 307 11440 40 Avenue

Area Edmonton

Subdivision Royal Gardens (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 0R5

Amenities

Amenities No Animal Home, No Smoking Home, Patio

Parking Stall

Interior

Appliances Dishwasher-Built-In, Hood Fan, Stacked Washer/Dryer, Stove-Electric

Heating Hot Water, Natural Gas

of Stories 3
Stories 3
Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Asphalt, Stone, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Asphalt, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Richard Secord Widdle Vernon Barford

High Harry Ainlay

Additional Information

Date Listed April 3rd, 2025

Days on Market 9

Zoning Zone 16

Condo Fee \$517

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