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

MLS® #E4432783

## \$139,900

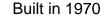
2 Bedroom, 1.00 Bathroom, 793 sqft Condo / Townhouse on 0.00 Acres

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



StatusActiveCommunity InformationAddress301 11460 40 AvenueAreaEdmontonSubdivisionRoyal Gardens (Edmonton)CityEdmontonCountyALBERTAProvinceABPostal CodeT6J 0R5AmenitiesOn Street Parking, Gazebo, Intercom, No Animal Home, No Smoking Home, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, See RemarksParking Spaces1ParkingUndergroundInteriorAppliances3Stories1Has BasementYesBaseboard, Water#sasement# of Stories1Has BasementYesBasementYesBasementYesRotior FeaturesProcinc Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See RemarksRoofAsphalt Shingles, Tar & Amp; GravelConstructionWood, Brick, VinylFuteriorVood, Brick, VinylFoundationConcrete PerimeterApolationMood, Brick, VinylFoundationConcrete PerimeterDate ListedApril 25th, 2025	Style	Single Level Apartment
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Foundation Concrete Perimeter   Additional Information	Roof	Asphalt Shingles, Tar & Gravel
Additional Information	Construction	Wood, Brick, Vinyl
	Foundation	Concrete Perimeter
Date Listed April 25th, 2025	Additional Information	
	Date Listed	April 25th, 2025

Days on Market 8 Zoning Zone 16 Condo Fee \$540

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Listing information last updated on May 3rd, 2025 at 10:17am MDT