

\$125,000 - 308 11430 40 Avenue, Edmonton

MLS® #E4429974

\$125,000

1 Bedroom, 1.00 Bathroom, 641 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to your new home! This beautifully updated 1-bedroom condo boasts a modern kitchen and bathroom, along with stylish flooring throughout. The spacious living area opens up to a large balcony, perfect for enjoying your morning coffee or unwinding after a long day. Conveniently located with a bus stop right across the street, commuting is a breeze. You'll find everything you need just steps away, including No Frills, a dollar store, restaurants, and nearby doctors offices. This condo also features in-suite laundry for your convenience and includes an outside assigned parking stall. The well-maintained building offers peace of mind and a welcoming atmosphere. Donâ€™t miss the opportunity to make this lovely condo your new home!

Built in 1970

Essential Information

MLS® #	E4429974
Price	\$125,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	641
Acres	0.00
Year Built	1970



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	308 11430 40 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

Amenities

Amenities	No Smoking Home
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 10th, 2025
Days on Market	11
Zoning	Zone 16
Condo Fee	\$399

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