\$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. Don't miss the opportunity to make this lovely condo your new home!



Essential Information

MLS® # E4429974 Price \$125,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

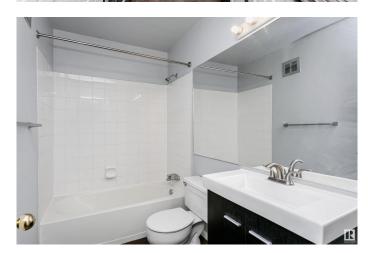
Square Footage 641

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 & T

Construction Wood, Brick

Foundation Concrete Perimeter

Additional Information

Date Listed April 10th, 2025

Days on Market 9

Zoning Zone 16

Condo Fee \$399

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 1:32pm MDT