# \$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

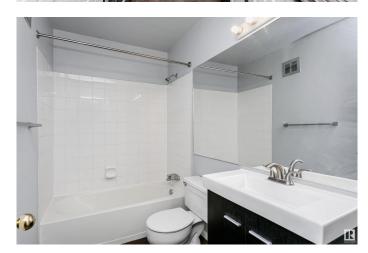
Square Footage 641

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 7:47pm MDT