

\$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 |
| Middle | Vernon Barford |

High

Harry Ainlay

Additional Information

Date Listed

April 3rd, 2025

Days on Market

18

Zoning

Zone 16

Condo Fee

\$517

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Listing information last updated on April 21st, 2025 at 5:47pm MDT