

## \$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	16
Zoning	Zone 16
Condo Fee	\$399

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Listing information last updated on April 26th, 2025 at 5:17am MDT