

# \$114,649 - 304 11440 40 Avenue, Edmonton

MLS® #E4456911

## \$114,649

1 Bedroom, 1.00 Bathroom, 635 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

An excellent & affordable opportunity to own a one-bedroom condo with in-suite laundry and Titled HEATED UNDERGROUND PARKING Stall (Tax assessmnet \$9500 value) in the desirable community of Royal Gardens. Situated on the top floor of a well-kept pet friendly building, this unit shows well, galley-style kitchen with white cabinetry, dining space, bright & spacious living room, with balcony. Unit also comes with a STORAGE locker thatâ€™s 2 floors down on the way to UNDERGROUND HEATED parking. Cedarbrae Gardens is a well managed complex thatâ€™s pet friendly (with board approval), has a gym & guest suite. Enjoy easy access to bus stop, LRT, U of A, Snow Valley, Whitemud Freeway & walking distance to grocery store & a host of other amenities. Quick possession is possible.

Built in 1970

## Essential Information

MLS® #	E4456911
Price	\$114,649
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	635
Acres	0.00



Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 11440 40 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

### Amenities

Amenities	Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, Social Rooms, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Block

### School Information

Middle	Vernon Barford
High	Harry Ainlay

### **Additional Information**

Date Listed	September 9th, 2025
Days on Market	1
Zoning	Zone 16
Condo Fee	\$470

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Listing information last updated on September 10th, 2025 at 1:17am MDT