

Courtesy Of Ke Wang Of MaxWell Polaris

# \$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 5

Zoning Zone 16

Condo Fee \$517

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 8th, 2025 at 11:17am MDT