

\$150,000 - 302 11420 40 Avenue, Edmonton

MLS® #E4436294

\$150,000

2 Bedroom, 1.00 Bathroom, 820 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Enjoy tranquil living in this top floor 2 bed, 1 bath corner condo with private balcony overlooking a quiet green courtyard. This beautifully updated home features a modern white kitchen with extended cabinetry and quartz countertops, a renovated bathroom, insuite laundry and neutral paint tones throughout. The well-maintained complex offers great amenities including an exercise room, guest suite, and secure bike storage. Ideally located within walking distance to schools, No Frills, a pharmacy, medical center, childcare center, and more. Commuting is easy with quick access to Whitemud Freeway, bike paths, and Southgate LRT. A perfect blend of comfort and convenience!

Built in 1970

Essential Information

MLS® #	E4436294
Price	\$150,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.00
Year Built	1970
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	302 11420 40 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

Amenities

Amenities	Exercise Room, Guest Suite, No Smoking Home
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Transportation, Shopping Nearby
Roof	Flat
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 14th, 2025
Days on Market	11
Zoning	Zone 16
Condo Fee	\$517

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