

## \$144,900 - 307 11440 40 Avenue, Edmonton

MLS® #E4428754

**\$144,900**

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	\$144,900
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 28  
Zoning Zone 16  
Condo Fee \$517

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