

## \$97,500 - 208 11430 40 Avenue, Edmonton

MLS® #E4438545

**\$97,500**

1 Bedroom, 1.00 Bathroom, 630 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Fantastic 1 bed, 1 bath condo in convenient South Edmonton location. This nice size unit is perfect for any first time buyers or investors. Galley style kitchen upon entry that overlooks the large living room with private patio access. Bedroom is a nice size and the 4 piece bath has been recently updated as well. Insuite laundry and parking stall right outside your balcony are also very handy. Property sold "as is, where is". Schedule A must accompany all offers.

Built in 1970

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4438545               |
| Price          | \$97,500               |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 630                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 208 11430 40 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T9                  |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | Parking-Plug-Ins, Security Door |
| Parking   | Stall                           |

### **Interior**

|              |                                   |
|--------------|-----------------------------------|
| Appliances   | See Remarks                       |
| Heating      | Baseboard, Hot Water, Natural Gas |
| # of Stories | 3                                 |
| Stories      | 1                                 |
| Has Basement | Yes                               |
| Basement     | None, No Basement                 |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | May 26th, 2025 |
| Days on Market  | 11             |
| Zoning          | Zone 16        |
| RE / Bank Owned | Yes            |
| Condo Fee       | \$399          |

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Listing information last updated on June 6th, 2025 at 9:02pm MDT