

## \$97,500 - 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	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	21
Zoning	Zone 16
RE / Bank Owned	Yes
Condo Fee	\$399

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 June 16th, 2025 at 9:02am MDT