

Courtesy Of Wayne D Fossen Of Royal LePage Gateway Realty

**\$136,000 - 203 11430 40 Avenue, Edmonton**

MLS® #E4465340

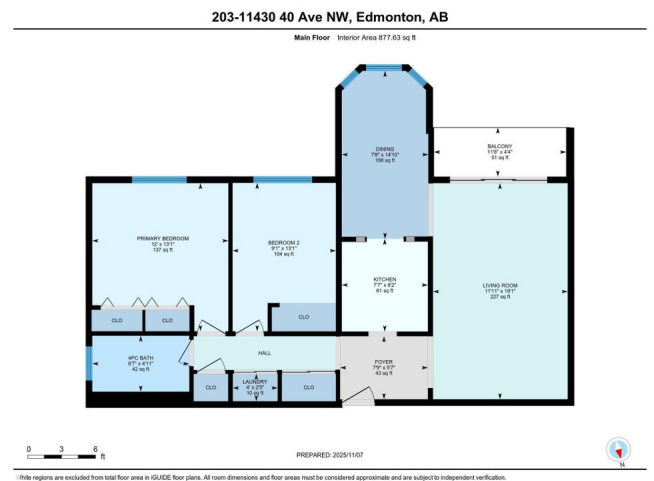
**\$136,000**

2 Bedroom, 1.00 Bathroom, 878 sqft

## Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Are you looking for a great property at exceptional value? Welcome to this two-bedroom, 877 sq. ft. condo in the sought-after community of Royal Gardens. The unit boasts large, bright, south-facing windows that allow natural light to pour into the space. The spacious living room offers more than enough room to include a den or desk, perfect for those who work from home or need a dedicated home office. Both bedrooms are generously sized, and in-suite laundry is an added bonus. Convenient storage space is located just outside your front door. The location is excellent, providing easy access to the University, beautiful walking trails, and surrounding shopping areas.



Built in 1970

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4465340          |
| Price          | \$136,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 878               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 203 11430 40 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0R5                  |

### Amenities

|           |                      |
|-----------|----------------------|
| Amenities | Exercise Room, Patio |
| Parking   | Stall                |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, 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 | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Brick, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 16             |
| Condo Fee      | \$540               |

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Listing information last updated on November 10th, 2025 at 10:02pm MST