# \$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.



#### **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

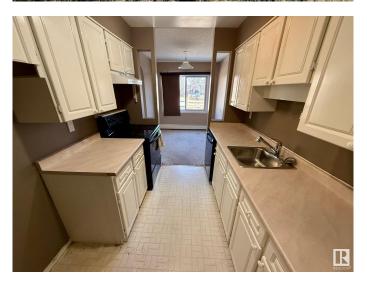
Style Single Level Apartment

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 & Damp; Gravel
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 26th, 2025

Days on Market 28

Zoning Zone 16

RE / Bank Owned Yes Condo Fee \$399

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