

Courtesy Of Wayne D Fossen Of Royal LePage Gateway Realty

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

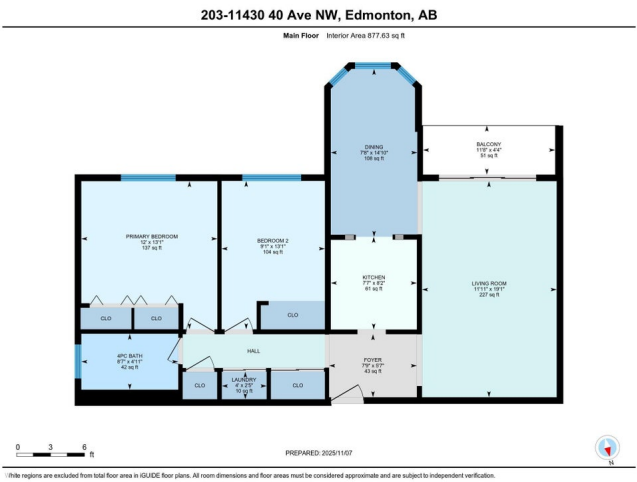
MLS® #E4465340

\$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	6
Zoning	Zone 16
Condo Fee	\$540

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Listing information last updated on November 16th, 2025 at 12:02pm MST