

\$145,000 - 207 11430 40 Av, Edmonton

MLS® #E4462464

\$145,000

2 Bedroom, 1.00 Bathroom, 822 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Whether you're a first-time buyer, student, or investor, this unit offers exceptional value in a highly walkable, transit-accessible, and amenity-rich neighborhood. Move-In ready 2-bedroom with fresh paint, feature walls, a sleek barn door to the bathroom, and a refreshed kitchen. Primary bedroom easily fits a king-sized bed, while the second bedroom works well for a roommate, guest, or home office. Added perks include in-suite laundry and a same-floor storage cage with easy convenient access. Condo fees include heat, water and more - only pay electricity. This complex comes with an exercise room, social room, guest suite, and a gazebo. Parking is assigned. Steps to public transit & Southgate LRT provides a quick commute to the University of Alberta. Close to restaurants, cafes, schools, and major shopping centre. AND...there is a grocery store right across the street. If you are looking for comfort, convenience, and unbeatable value, this could be your opportunity for home ownership.

Built in 1970

Essential Information

MLS® #	E4462464
Price	\$145,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	822
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	207 11430 40 Av
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

Amenities

Amenities	Exercise Room, Gazebo, Guest Suite, Social Rooms
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 17th, 2025
Days on Market	18
Zoning	Zone 16
Condo Fee	\$517

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