



# 11450 40 Avenue 202 Edmonton AB

\$165,000

**HEATED UNDERGROUND PARKING! PRIME LOCATION! IN-SUITE LAUNDRY! PLENTY OF STORAGE SPACES!!!**

This special unit in Cedarbrae Gardens checks all your boxes! This 900+ sqft 2nd floor unit features bright white kitchen, spacious living room with outstanding courtyard view, 2 large bedrooms & 4 pc bathroom, and laminate flooring throughout. This unit has tons of storage space & in-suite laundry. It also comes with one heated underground parking, one assigned surface parking & one assigned storage room. Amenities include beautifully maintained courtyard with Gazebo & walking path / gym / social room. Conveniently located close to many schools, shopping, public transit, Derrick Golf Club, and Whitemud Drive. A great value with immediate possession!

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

[aliceinwonderhomes@gmail.com](mailto:aliceinwonderhomes@gmail.com)



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)