



## 11460 40 Avenue 302 Edmonton AB

\$164,900

This lovely renovated 2-bedroom condo in Cedarbrae Gardens is a TOP-FLOOR END UNIT with one TITLED UNDERGROUND PARKING STALL! A southside condo complex with lots of green space and walking distance to shopping and public transit out the door. The condo is beautifully renovated with vinyl plank flooring throughout, newer interior doors, trim and light fixtures. The kitchen has a newer stainless-steel fridge and dishwasher. The bathroom has been renovated with a new toilet, lovely, tiled tub-surround, and banjo counter-top. For convenience there's in-suite laundry with a stackable washer and dryer and storage. Another bonus, fiber optics is already in the unit. New mailboxes recently installed. Condo overlooks a lovely greenspace, a quiet and peaceful location you can enjoy from your balcony! Underground parkade was completely redone in the past 2 years. The complex offers an exercise room, guest suite and social room, in the neighbouring building, 11450-40 Avenue.

Listing Presented By:



Originally Listed by:  
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