



11446 40 Ave 407 Edmonton AB

\$159,900

Visit REALTOR(R) website for additional information: TOP FLOOR CORNER UNIT CONDO with 2 bedrooms 2 full bath and 1 titled heated underground parking in the desirable community of Royal Gardens in South Edmonton. This 916 sqft spacious home features in-suite laundry, in-suite storage and QUIET large balcony. Great Convenient Location, walking distance to Southgate LRT, Harry Ainlay High school, Richard Secord Elementary school, Westbrook School, Top junior high school, quick access to the Whitemud and many amenities just across the street. New HIGH END laminate flooring throughout. White kitchen cabinets, new dishwasher and modern decor. Large bright living room appointed with a cozy corner fireplace and direct access to northeast facing balcony. A 4 pc ensuite in primary and 2nd bedroom with another 4 pc bath for roommates or guests. Nova Place is a well appointed building that offers the convenience of an elevator.

Listing Presented By:



Originally Listed by:
PG Direct Realty Ltd.

frandsenrealestate@gmail.com



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net