



## 11420 40 Avenue 107 Edmonton AB

\$114,900

Cedarbrae Gardens welcomes the perfect opportunity for aspiring home dwellers or the savvy investor looking for the ideal package! Located in the established community of Royal Gardens, this 1 Bedroom/1 Bathroom unit encompasses the necessities and charm for a great start. This original owner unit is in immaculate shape and only 10 years old. Stainless steel appliances, in-suite laundry, and hearty interior colours and finishes make for an ideal fit for your new home. Some other great features include: south exposure unit, easy unit access & quiet building! A great home begins with a stellar condo community. Cedarbrae Gardens is a well maintained condo with a social room and amenities centre! Situated in south Edmonton, access to convenience is key. Mere minutes away from The U of A, Southgate Mall/LRT, & Whitemud Drive make for a rare find in a 10 out 10 location!

Listing Presented By:



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