

# **\$349,900 - 406 11140 68 Avenue, Edmonton**

MLS® #E4432402

**\$349,900**

2 Bedroom, 2.00 Bathroom, 970 sqft

Condo / Townhouse on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Welcome to Park One West! This top floor unit offers an expansive living space of 970 square feet, comprising 2 bedrooms, 2 bathrooms, 2 heated underground parking stalls, & 2 storage lockers! As you step into the unit, you'll be captivated by the abundance of natural light flooding the main living area through the floor-to-ceiling windows, creating a bright and open ambiance (enhanced by the 10-foot ceilings throughout). The kitchen boasts a beautiful kitchen that seamlessly flows into the spacious dining area and living room, where a charming corner fireplace adds a cozy touch. The generously-sized master bedroom features a large walk-in closet and a luxurious 3-piece ensuite. The second bedroom offers ample space and is conveniently situated next to the second bathroom. Outside the balcony offers south and west views! You'll find the convenience of 2 underground parking stalls, storage lockers, and in-suite laundry truly invaluable. Excellent location near UofA, LRT, Downtown & more! Don't miss out!

Built in 2005

## **Essential Information**

MLS® # E4432402

Price \$349,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 970                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 406 11140 68 Avenue  |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 2C2              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 10 ft., Detectors Smoke, Intercom, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room |
| Parking   | Heated, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | SBS Roofing System |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |            |
|------------|------------|
| Elementary | Parkallen  |
| Middle     | McKernan   |
| High       | Strathcona |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 15          |
| Condo Fee      | \$751            |

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Listing information last updated on May 1st, 2025 at 6:32pm MDT