

## **\$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	\$655

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