

\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 3:17pm MDT