

**\$308,000 - 301 11140 68 Avenue, Edmonton**

MLS® #E4413155

**\$308,000**

2 Bedroom, 2.00 Bathroom, 1,091 sqft  
Condo / Townhouse on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Own this lovely 2 bedroom, 2 bathroom unit in this quiet neighborhood of Parkallen. Building is steel and concrete construction. Unit has high ceilings and comes with titled underground parking and storage. Large main bedroom with bathroom and large walk in closet. Second bedroom is complete with built-in wallbed and desk/office. Kitchen has a stainless appliances as well as granite countertops. A large covered balcony is wonderful for grilling and enjoying the view on warm summer evenings. Building has an exercise and amenities room and is located near a school/playground, community center, local coffee shop and bakery. Easy access to buses, LRT, U of A, Southgate and Whyte Avenue. High quality vinyl plank flooring upgrade in July 2025.



Built in 2007

**Essential Information**

MLS® #	E4413155
Price	\$308,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.00

Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 11140 68 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2C2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Secured Parking, Security Door, Storage-Locker Room, Television Connection, Wall Unit-Built-In
Parking Spaces	1
Parking	Heated, Single Indoor, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Garburator, Intercom, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Steel, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane

Construction	Steel, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Parkallen
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**Additional Information**

Date Listed	November 8th, 2024
Days on Market	285
Zoning	Zone 15
Condo Fee	\$756

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