

## \$405,000 - 408 11120 68 Avenue, Edmonton

MLS® #E4432222

**\$405,000**

2 Bedroom, 2.00 Bathroom, 1,141 sqft

Condo / Townhouse on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Penthouse luxury in Parkallen! This executive corner suite offers breathtaking views, an abundance of natural light, and windows galore. One of the largest units on the top floor, it features 9' ceilings, two spacious bedrooms (separated for privacy), in suite laundry and two bathrooms including a three-piece ensuite. The elegant maple kitchen with granite counters is perfect for entertaining. Freshly painted with brand new carpet and Hunter Douglas blinds, this home is move-in ready. Enjoy your morning coffee on the southeast-facing balcony overlooking treetops and parkland. Comes with TWO titled heated underground parking stalls, ONE titled storage unit just steps from your door, plus TWO more storage units in front of the parking stalls. Solid steel and concrete construction ensure peace and quiet. Just a short walk to the U of A, LRT, and charming local shops. This rare gem offers comfort, convenience, and a touch of luxury in one of Edmonton's most desirable communities.

Built in 2006

### Essential Information

MLS® # E4432222

Price \$405,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,141                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 408 11120 68 Avenue  |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 2C2              |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Natural Gas BBQ Hookup     |
| Parking Spaces | 2                          |
| Parking        | Heated, Stall, Underground |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Heat Pump, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, |

|              |   |
|--------------|---|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | SBS Roofing System                              |
| Construction | Concrete, Stucco                                |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 15          |
| Condo Fee      | \$817            |

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Listing information last updated on April 26th, 2025 at 12:47pm MDT