

## \$390,000 - 408 11120 68 Avenue, Edmonton

MLS® #E4432222

**\$390,000**

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 \$390,000

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	7
Zoning	Zone 15
Condo Fee	\$817

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