

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

MLS® #E4464091

**\$308,000**

2 Bedroom, 2.00 Bathroom, 1,080 sqft

Condo / Townhouse on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Step into comfort and convenience in this beautifully maintained concrete condominium, perfectly positioned in the desirable Parkallen neighborhood. With sunrise views from the east-facing layout, mornings feel brighter the moment you wake. Fresh updates greet you at every turn, including brand-new flooring and a full repaint, that creates a crisp and modern feel. The spacious floor plan features 2 full bathrooms and 2 well-designed bedrooms, including a versatile second room complete with a built-in desk and Murphy bed. It works overtime as a guest room, office, or study space. The underground heated parking stall keeps your vehicle cozy year-round and includes an extra storage unit for seasonal items and sporting gear. This location is the kind that everyone hopes for. Minutes from the University of Alberta, Whyte Avenue's vibrant shops and dining, and quick transit connections, daily life becomes effortless. A solid concrete building means peace, quiet, and lasting quality. This home is move-in ready.

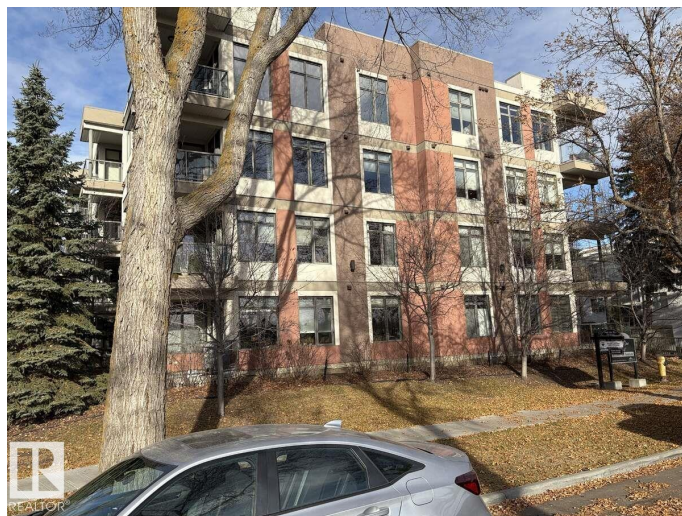
Built in 2005

### Essential Information

MLS® # E4464091

Price \$308,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,080                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| 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 | On Street Parking, Air Conditioner, Intercom, No Animal Home, No Smoking Home, Party Room, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-Locker Room, Wall Unit-Built-In, Natural Gas BBQ Hookup |
| Parking   | Heated, Stall, Underground                                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| Fireplaces        | Corner                                                                                                                                    |
| # of Stories      | 4                                                                                                                                         |
| Stories           | 1                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                         |

### Exterior

|          |                      |
|----------|----------------------|
| Exterior | Steel, Brick, Stucco |
|----------|----------------------|

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Back Lane, Flat Site, Low Maintenance Landscape, Shopping Nearby |
| Roof              | EPDM Membrane                                                    |
| Construction      | Steel, Brick, Stucco                                             |
| Foundation        | Concrete Perimeter                                               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 15            |
| Condo Fee      | \$756              |

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Listing information last updated on October 31st, 2025 at 12:17am MDT