

\$139,900 - 403 11446 40 Avenue, Edmonton

MLS® #E4426373

\$139,900

2 Bedroom, 2.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Looking for a condo that has it all?? Here we are: TOP FLOOR, 2 UNDERGROUND PARKING STALLS, 2 BEDROOMS, 2 BATHROOMS, newer flooring and paint, LARGE living room, a dining space with lots of room for a table and ample kitchen space with enough cabinets and counter space! You will also love: insuite laundry and storage space, walk through closet to the ensuite, private balcony, no neighbours above to make noise, and the convenience of a grocery store and transit stops a half block away!

Built in 2004

Essential Information

MLS® #	E4426373
Price	\$139,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information



Address	403 11446 40 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Indoor, Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Flat Site, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 19th, 2025
Days on Market	43
Zoning	Zone 16
Condo Fee	\$846

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 5:47pm MDT