\$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!



Essential Information

MLS® # E4426373 Price \$139,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 904

Acres 0.00

Year Built 2004

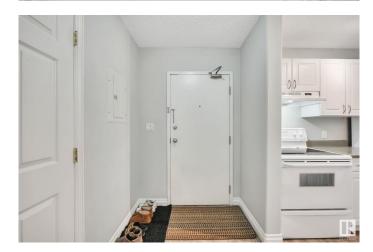
Type Condo / Townhouse

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 57

Zoning Zone 16

Condo Fee \$846

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