

## \$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	71
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 28th, 2025 at 11:32pm MDT