

## \$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 | 34               |
| 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 April 21st, 2025 at 9:47pm MDT