

## \$134,900 - 107 11446 40 Avenue, Edmonton

MLS® #E4460540

**\$134,900**

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to this beautifully designed South Edmonton condo offering both comfort and convenience. The unit features 10 foot ceilings, two spacious bedrooms, two full four piece bathrooms, and in suite laundry with storage. The open concept design highlights bright kitchen cabinetry and a corner gas fireplace that creates a warm and inviting atmosphere. A standout feature of this home is the large private yard measuring 3.5 meters by 7.2 meters, complete with a patio, which is an exceptional find in condo living. The home also includes a separate titled underground parking stall for added convenience. Ideally located near schools, shopping, and public transportation, and only ten minutes to the University of Alberta, this well maintained complex in a prime location makes this home a must see. Pets are allowed but they must be registered and approved by the condo board.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460540  |
| Price          | \$134,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 915       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 107 11446 40 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0R5                  |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Detectors Smoke, Intercom, Parking-Visitor, Patio, See Remarks |
| Parking   | Heated, Insulated, Parkade, Underground                                        |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Water                 |
| # of Stories      | 4                                           |
| Stories           | 1                                           |
| Has Basement      | Yes                                         |
| Basement          | None, No Basement                           |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                  |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Stucco, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 16           |
| Condo Fee      | \$799             |

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Listing information last updated on October 14th, 2025 at 3:32pm MDT