

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

MLS® #E4460540

**\$134,900**

1 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.

Built in 2004

### Essential Information

MLS® #	E4460540
Price	\$134,900
Bedrooms	1
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	2
Zoning	Zone 16
Condo Fee	\$799

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 October 2nd, 2025 at 9:47pm MDT