

\$129,900 - 208 11446 40 Avenue, Edmonton

MLS® #E4451857

\$129,900

2 Bedroom, 2.00 Bathroom, 915 sqft
Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

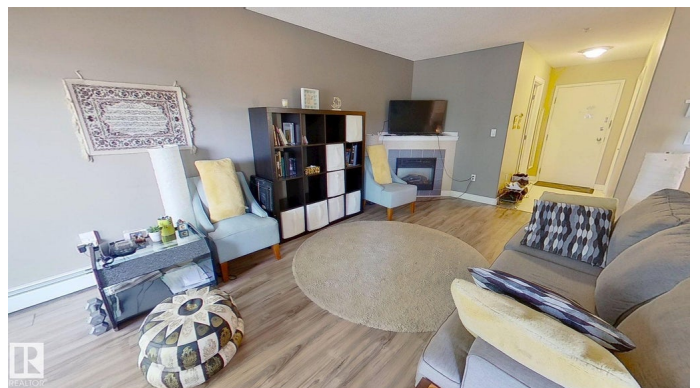
2 bedroom, 2 bathroom, on second floor, with a beautiful private balcony. Surrounded by all amenities: schools, transport, groceries, playgrounds. Elevator leading to heated garage. Comes with one parking stall. Bright living room with a corner electric fireplace. Large ensuite laundry (washer and dryer included) with a large storage area. Great access to UofA campus, UofA hospital, Southgate Mall, LRT, and Whitemud Drive. Main bedroom with 3 piece ensuite. Bright kitchen comes with all appliances.

Built in 2004

Essential Information

MLS® #	E4451857
Price	\$129,900
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 208 11446 40 Avenue
Area Edmonton
Subdivision Royal Gardens (Edmonton)
City Edmonton
County ALBERTA
Province AB
Postal Code T6J 0R5

Amenities

Amenities Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking Heated, Insulated, Underground

Interior

Interior Features ensuite bathroom
Appliances Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating Heat Pump, Natural Gas
of Stories 4
Stories 1
Has Basement Yes
Basement None, No Basement

Exterior

Exterior ICFs (Insulated Concrete Forms), Stucco, Vinyl
Exterior Features Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction ICFs (Insulated Concrete Forms), Stucco, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed August 8th, 2025
Days on Market 99
Zoning Zone 16
Condo Fee \$822

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Listing information last updated on November 15th, 2025 at 5:47am MST