

## \$139,900 - 304 11446 40 Avenue, Edmonton

MLS® #E4460689

**\$139,900**

2 Bedroom, 2.00 Bathroom, 952 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

This 3rd floor condo is move-in ready, professionally cleaned, and ready for immediate possession! It features a primary suite with a walk-through closet and 4-piece ensuite, plus a large second bedroom and another full bathroom. The south-facing balcony fills the home with light, and in-suite laundry and ample storage add everyday convenience. Upgrades include brand new flooring (Sep 2025) in the kitchen, laundry/storage area, and bathroom. The titled heated underground parking stall adds year-round comfort. The building is professionally managed, includes a guest suite, gym, and has an elevator and an exterior ramp for easy access. Located close to Southgate Mall, LRT, Whitemud Drive, shopping, schools K-12, parks, and bus routes, this home is a comfortable fit for everyday living.

Built in 2004

### Essential Information

MLS® #	E4460689
Price	\$139,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	952



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

### Community Information

Address	304 11446 40 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

### Amenities

Amenities	Exercise Room, Guest Suite, Party Room, Patio, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Unknown
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 3rd, 2025  
Days on Market                1  
Zoning                              Zone 16  
Condo Fee                        \$893

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