

\$129,900 - 104 11446 40 Avenue, Edmonton

MLS® #E4446463

\$129,900

2 Bedroom, 2.00 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

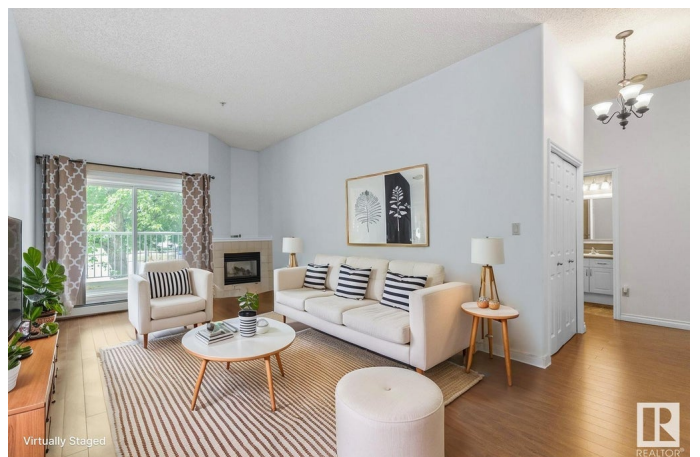
Royal Gardens (Edmonton), Edmonton, AB

Welcome to Nova Place located in Royal Gardens - steps away from all amenities, including grocery stores, cafe's, restaurants & shopping. This 2 bedroom, 2 bath condo is the perfect place to make a home plus **UNDERGROUND PARKING**. A spacious entry invites you in to find a space filled with natural light, laminate flooring & 10' ceilings. The kitchen offers plenty of cabinets & over looks the dining & living room with cozy fireplace & access to the 8x10 SOUTH balcony. King sized primary suite with walk through closet & 4pc ensuite. Second bedroom is also generous in size, 4pc bath, in suite laundry & plenty of storage complement the functional, yet spacious layout. Easy access to Transit, LRT, Whitemud, 111 St & Southgate Mall - don't miss out on this quiet, **PET FRIENDLY** complex. Condo fees include **HEAT & WATER**.

Built in 2004

Essential Information

MLS® #	E4446463
Price	\$129,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	934



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

Community Information

Address	104 11446 40 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

Amenities

Amenities	Ceiling 10 ft., Patio, See Remarks
Parking	Heated, Single Indoor, Underground

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 8th, 2025

Days on Market 6

Zoning Zone 16

Condo Fee \$846

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Listing information last updated on July 14th, 2025 at 9:03am MDT