

## **\$134,900 - 304 11446 40 Avenue, Edmonton**

MLS® #E4460689

### **\$134,900**

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          | \$134,900 |
| 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                27  
Zoning                              Zone 16  
Condo Fee                        \$893

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