

\$139,900 - 404 11446 40 Avenue, Edmonton

MLS® #E4464237

\$139,900

2 Bedroom, 2.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

TOP FLOOR LUXURY in a prime Southside location! This beautifully renovated 2-bed, 2-bath condo in Royal Gardens offers exceptional value with TWO titled underground heated parking stalls, in-suite laundry, and quick possession available. Enjoy a bright open-concept layout with a spacious living room open to the dining area that's open to your alley kitchen. Brand new flooring everywhere and freshly painted. Step onto your private top-floor south-facing balcony with open views – perfect for morning coffee or evening relaxation. The large primary suite features a walk-through closet and a full ensuite, while the second bedroom and bath provide ideal space for guests or roommates. The building is well managed, and it's pet-friendly. Close to schools, Daycares, public transportation, LRT station, Southgate Mall, Whitemud Drive, and everyday conveniences with No Frills and Dollarama across the street – this immaculate, move-in-ready home is ideal for professionals, students, or investors alike.

Built in 2004

Essential Information

MLS® # E4464237

Price \$139,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	404 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, See Remarks
Parking Spaces	2
Parking	Double Indoor, Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 31st, 2025
Days on Market	18
Zoning	Zone 16
Condo Fee	\$940

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