

## \$135,900 - 208 11446 40 Avenue, Edmonton

MLS® #E4451857

### \$135,900

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

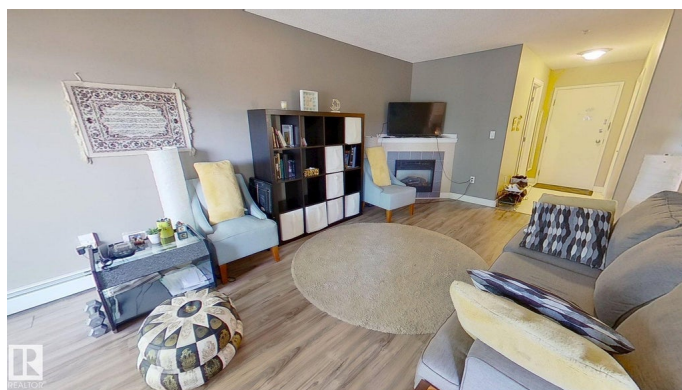
2 bedroom, 2 bathroom, on second floor, with a beautiful private balcony. Surrounded by all amenities: schools, transport, groceries, playgrounds. Elevator leading to heated garage. Comes with one parking stall. Bright living room with a corner electric fireplace. Large ensuite laundry (washer and dryer 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          | \$135,900              |
| 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 | 69               |
| Zoning         | Zone 16          |
| Condo Fee      | \$822            |

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