# \$139,900 - 403 11446 40 Avenue, Edmonton

MLS® #E4426373

### \$139,900

2 Bedroom, 2.00 Bathroom, 904 sqft Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Looking for a condo that has it all?? Here we are: TOP FLOOR, 2 UNDERGROUND PARKING STALLS, 2 BEDROOMS, 2 BATHROOMS, newer flooring and paint, LARGE living room, a dining space with lots of room for a table and ample kitchen space with enough cabinets and counter space! You will also love: insuite laundry and storage space, walk through closet to the ensuite, private balcony, no neighbours above to make noise, and the convenience of a grocery store and transit stops a half block away!



#### **Essential Information**

MLS® # E4426373 Price \$139,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 904

Acres 0.00

Year Built 2004

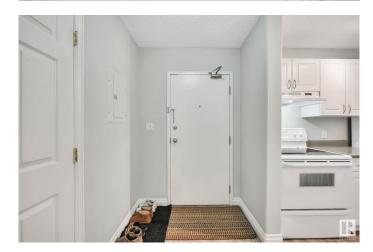
Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active







# **Community Information**

Address 403 11446 40 Avenue

Area Edmonton

Subdivision Royal Gardens (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 0R5

#### **Amenities**

Amenities Deck, No Animal Home, No Smoking Home

Parking Spaces 2

Parking Double Indoor, Heated, Parkade, Underground

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Baseboard, Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Flat Site, Landscaped, Park/Reserve, Public Transportation, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 19th, 2025

Days on Market 51

Zoning Zone 16

Condo Fee \$846

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