

\$149,900 - 303 11446 40 Avenue, Edmonton

MLS® #E4425856

\$149,900

2 Bedroom, 2.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

15K PRICE DROP for a quick sale! TURN KEY, renovated 2 bed 2 bath w/ INSUITE LAUNDRY, TITLED UNDERGROUND PARKING, & an ELEVATOR + ramp! Fantastic value for the price, this spacious unit, built in 2004, offers vinyl windows, a covered deck with a large double door slider, gas powered fireplace, quiet north facing unit location, large kitchen, plenty of storage and 2 FULL Bathrooms, all for well under 200k.. This will not last long! Upgrades include new floors, and paint (2025) Washer/Dryer (2024) and a new oven (2021). The complex is professionally managed with a strong reserve fund, it is Pet friendly and family friendly! Building amenities include a guest suite, gym and plenty of visitor parking. This is your chance to live in the desirable Royal Gardens community, a few minutes walk to top rated public and catholic schools, shopping, bus stops and an LRT Station. Do not miss this great opportunity at low cost living or a fantastic long term investment as the neighborhood status continues to grow!

Built in 2004

Essential Information

MLS® # E4425856

Price \$149,900



| | |
|----------------|------------------------|
| 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 | 303 11446 40 Avenue |
| Area | Edmonton |
| Subdivision | Royal Gardens (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 0R5 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, Deck, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Golf Nearby, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 14th, 2025

Days on Market 38

Zoning Zone 16

Condo Fee \$799

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Listing information last updated on April 21st, 2025 at 1:02pm MDT