

## \$137,500 - 403 11446 40 Avenue, Edmonton

MLS® #E4449300

**\$137,500**

2 Bedroom, 2.00 Bathroom, 948 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

TOP FLOOR LUXURY in an unbeatable Southside location! Close to everything! This beautifully maintained 2-bedroom, 2-bath condo offers refined living with excellent access to the U of A campus & hospital, Southgate Mall, LRT, Whitemud Drive, and everyday conveniences just across the street. Step inside to an expansive open-concept layout. The bright living room showcases a cozy corner gas fireplace and patio doors that lead to your private balcony – perfect for morning coffee or evening relaxation. The kitchen features modern cabinetry, lots of cupboard and countertop space, with a dedicated dining space ideal for entertaining. The spacious primary suite includes a walk-through closet and a full 4-piece ensuite. A large in-suite laundry / storage room adds daily convenience. This unit also includes TWO TITLED UNDERGROUND HEATED PARKING STALLS – a rare luxury! Immaculate and move-in ready. Ideal for professionals, students, or savvy investors.

Built in 2004

### Essential Information

MLS® # E4449300

Price \$137,500

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 948                    |
| 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      | Secured Parking, Security Door, See Remarks |
| Parking Spaces | 2                                           |
| Parking        | Heated, Underground                         |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Corner, Mantel                                                                               |
| # of Stories      | 4                                                                                            |
| Stories           | 1                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | None, No Basement                                                                            |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                             |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, |

|              |                                           |
|--------------|-------------------------------------------|
|              | Schools, Shopping Nearby, Ski Hill Nearby |
| Roof         | Asphalt Shingles                          |
| Construction | Wood, Stucco, Vinyl                       |
| Foundation   | Concrete Perimeter                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 16         |
| Condo Fee      | \$846           |

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Listing information last updated on August 17th, 2025 at 1:47pm MDT