

# \$99,888 - 103 11460 40 Avenue, Edmonton

MLS® #E4458603

**\$99,888**

2 Bedroom, 1.00 Bathroom, 851 sqft  
Condo / Townhouse on 0.00 Acres

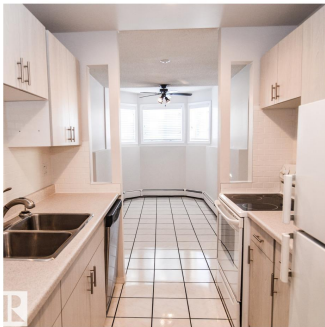
Royal Gardens (Edmonton), Edmonton, AB

Welcome to Royal Gardens Living â€“ Bright, Spacious & Move-In Ready! Step into comfort and convenience with this charming 2-bedroom, 1-bathroom condo in the sought-after Royal Gardens community! Features You'll Love: Bright & Spacious Layout filled with natural light Generous-sized living room â€“ perfect for relaxing or entertaining Modern 4-piece bathroom and in-suite laundry for everyday ease. Brand new flooring and Underground parking stall â€“ Assigned Storage Unit! Pet friendly building pending board approval. Perfect for first-time buyers or investors looking for a solid opportunity Prime Location: Steps to public transit and Grocery stores and minutes from Southgate Mall, schools, recreation centers, and Whitemud Drive Family-friendly neighborhood with parks and amenities nearby Donâ€™t miss your chance to own in one of Edmontonâ€™s most convenient and established communities.

Built in 1970

## Essential Information

MLS® #	E4458603
Price	\$99,888
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	851
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	103 11460 40 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

### Amenities

Amenities	Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Public Transportation, Schools
Roof	Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed               September 19th, 2025  
Days on Market        2  
Zoning                    Zone 16  
Condo Fee               \$587



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