

## \$139,900 - 404 11446 40 Avenue, Edmonton

MLS® #E4464237

**\$139,900**

2 Bedroom, 2.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

TOP FLOOR LUXURY in a prime Southside location! This beautifully renovated 2-bed, 2-bath condo in Royal Gardens offers exceptional value with two titled underground heated parking stalls, in-suite laundry, and quick possession available. Enjoy a bright open-concept layout with a spacious living room open to the dining area that's open to your alley kitchen. Brand new flooring everywhere and freshly painted. Step onto your private top-floor south-facing balcony with open views – perfect for morning coffee or evening relaxation. The large primary suite features a walk-through closet and a full ensuite, while the second bedroom and bath provide ideal space for guests or roommates. The building is well managed, and it's pet-friendly. Close to schools, Daycares, public transportation, LRT station, Southgate Mall, Whitemud Drive, and everyday conveniences with No Frills and Dollarama across the street – this immaculate, move-in-ready home is ideal for professionals, students, or investors alike.

Built in 2004

### Essential Information

MLS® # E4464237

Price \$139,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 958                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 404 11446 40 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0R5                  |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Exercise Room, Guest Suite, See Remarks |
| Parking Spaces | 2                                       |
| Parking        | Double Indoor, Heated, Underground      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Water                                                                              |
| # of Stories      | 4                                                                                             |
| Stories           | 1                                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | None, No Basement                                                                             |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 16            |
| Condo Fee      | \$940              |

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Listing information last updated on November 4th, 2025 at 12:32pm MST