

\$129,900 - 104 11446 40 Avenue, Edmonton

MLS® #E4446463

\$129,900

2 Bedroom, 2.00 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

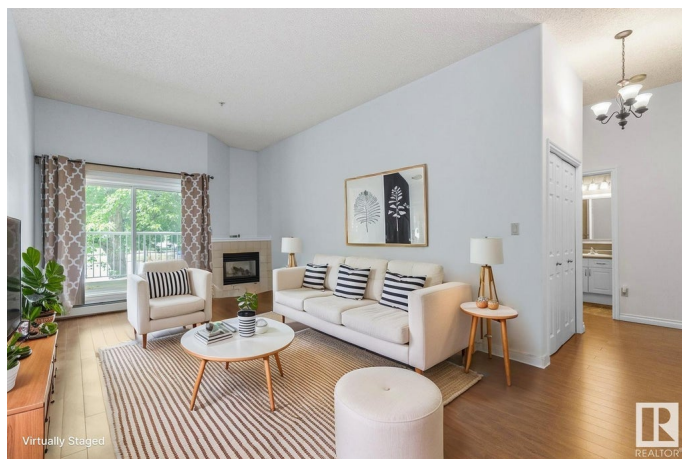
Royal Gardens (Edmonton), Edmonton, AB

Welcome to Nova Place located in Royal Gardens - steps away from all amenities, including grocery stores, cafe's, restaurants & shopping. This 2 bedroom, 2 bath condo is the perfect place to make a home plus **UNDERGROUND PARKING**. A spacious entry invites you in to find a space filled with natural light, laminate flooring & 10' ceilings. The kitchen offers plenty of cabinets & over looks the dining & living room with cozy fireplace & access to the 8x10 SOUTH balcony. King sized primary suite with walk through closet & 4pc ensuite. Second bedroom is also generous in size, 4pc bath, in suite laundry & plenty of storage complement the functional, yet spacious layout. Easy access to Transit, LRT, Whitemud, 111 St & Southgate Mall - don't miss out on this quiet, **PET FRIENDLY** complex. Condo fees include **HEAT & WATER**.

Built in 2004

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4446463 |
| Price | \$129,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 934 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 104 11446 40 Avenue |
| Area | Edmonton |
| Subdivision | Royal Gardens (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 0R5 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Ceiling 10 ft., Patio, See Remarks |
| Parking | Heated, Single Indoor, Underground |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof | Tar & Gravel |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 8th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 16 |
| Condo Fee | \$846 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 12th, 2025 at 7:02am MDT