

\$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	29
Zoning	Zone 16
Condo Fee	\$846

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