

\$145,900 - 208 11446 40 Avenue, Edmonton

MLS® #E4451857

\$145,900

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

2 bedroom, 2 bathroom, on second floor, with a beautiful private balcony. Surrounded by all amenities: schools, transport, groceries, playgrounds. Elevator leading to heated garage. Comes with one parking stall. Bright living room with a corner electric fireplace. Large ensuite laundry (washer and dryer included) with a large storage area. Great access to UofA campus, UofA hospital, Southgate Mall, LRT, and Whitemud Drive. Main bedroom with 3 piece ensuite. Bright kitchen comes with all appliances.

Built in 2004

Essential Information

MLS® #	E4451857
Price	\$145,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information



Address	208 11446 40 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

Amenities

Amenities	Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking	Heated, Insulated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	ICFs (Insulated Concrete Forms), Stucco, Vinyl
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	ICFs (Insulated Concrete Forms), Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	12
Zoning	Zone 16
Condo Fee	\$822

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 August 20th, 2025 at 3:03pm MDT