

## \$114,900 - 103 11460 40 Avenue, Edmonton

MLS® #E4439588

**\$114,900**

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 Underground parking stall â€” Assigned Storage Unit! Perfect for first-time buyers or investors looking for a solid opportunity Prime Location: Steps to public transit and major commuter routes 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. Whether you're starting out or adding to your portfolio, this condo has it all.

Built in 1970

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4439588  |
| Price    | \$114,900 |
| 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      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

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

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                         |
| Exterior Features | Landscaped, Public Transportation, Schools |
| Roof              | Flat                                       |
| Construction      | Wood, Brick, Vinyl                         |
| Foundation        | Concrete Perimeter                         |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Richard Secord Elementary  |
| Middle     | Vernon Barfield Junior Hig |
| High       | Harry Ainlay High School   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 78             |
| Zoning         | Zone 16        |
| Condo Fee      | \$587          |

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Listing information last updated on August 16th, 2025 at 7:17pm MDT