

# \$114,900 - 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	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	17
Zoning	Zone 16
Condo Fee	\$587

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