

# \$399,900 - 11108 40 Avenue, Edmonton

MLS® #E4442856

**\$399,900**

3 Bedroom, 1.50 Bathroom, 1,182 sqft  
Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

This charming 3-level split is nestled in the highly sought-after community of Royal Gardens, just steps from Harry Ainlay High School and within walking distance to Southgate LRT station. Featuring a smart and functional layout with 3 bedrooms and 1.5 baths, this home offers a bright and cozy kitchen, a comfortable living area, and a lower-level recreation room complete with a certified wood-burning fireplace and laundry. The spacious backyard is ideal for hosting family and friends. A perfect starter home for a growing family—don’t miss this opportunity!

Built in 1965

## Essential Information

MLS® #	E4442856
Price	\$399,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,182
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family



Style	3 Level Split
Status	Active

### Community Information

Address	11108 40 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R1

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 17th, 2025
Days on Market	91
Zoning	Zone 16

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