

\$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 | 5 |
| Zoning | Zone 16 |
| Condo Fee | \$846 |

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 July 27th, 2025 at 11:02am MDT