

# **\$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.

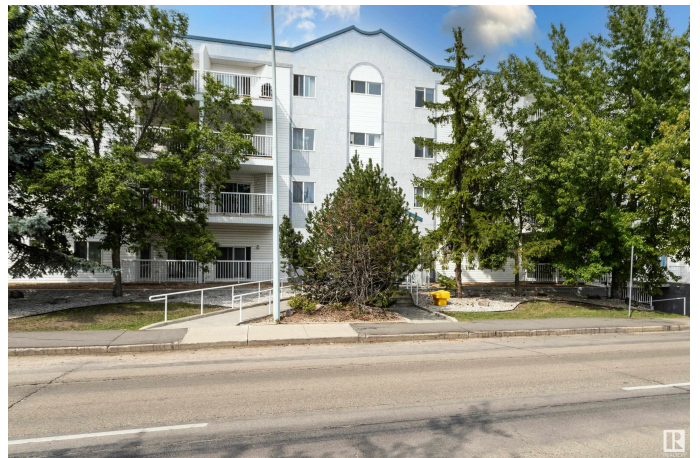
Built in 2004

## **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	9
Zoning	Zone 16
Condo Fee	\$846

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Listing information last updated on July 31st, 2025 at 12:02am MDT