

# \$129,900 - 202 11446 40 Avenue, Edmonton

MLS® #E4425112

**\$129,900**

2 Bedroom, 1.00 Bathroom, 926 sqft  
Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

This beautiful south-facing 2 bedroom & 1 Bath condominium in Royal Gardens is located close to all amenities including schools, shopping, main thoroughfares, U of A, transportation, etc. The appliances include the washer & dryer in the insuite laundry room. One can walk out from the living room onto a large balcony. Unit comes with an underground parking stall.

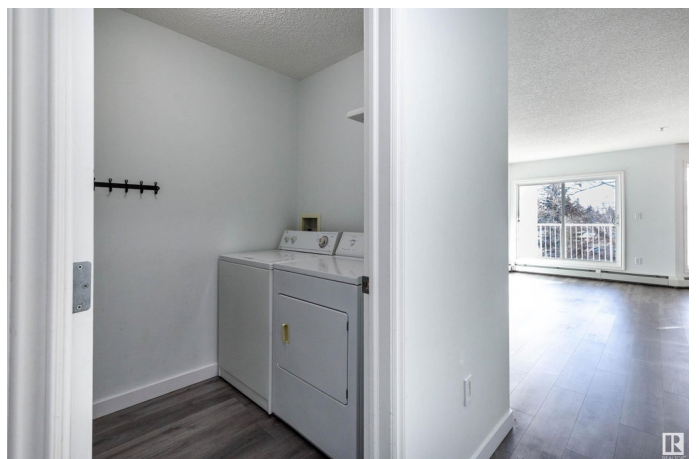
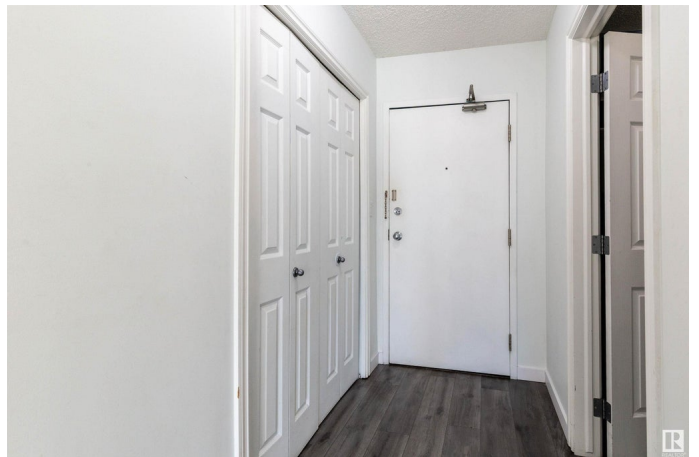
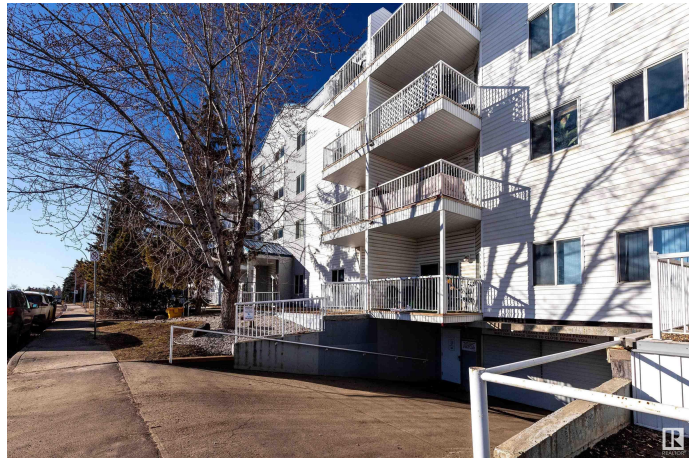
Built in 2004

## Essential Information

MLS® #	E4425112
Price	\$129,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	926
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information

Address	202 11446 40 Avenue
Area	Edmonton



Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

### **Amenities**

Amenities	See Remarks
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	3
Zoning	Zone 16
Condo Fee	\$822

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Listing information last updated on March 14th, 2025 at 1:06pm MDT