

\$439,000 - 11108 40 Avenue, Edmonton

MLS® #E4442856

\$439,000

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 | \$439,000 |
| 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 | 17 |
| Zoning | Zone 16 |

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