Courtesy Of Jordan J Sabo Of Sabo Bros Realty Ltd

$134,900 - 107 11446 40 Avenue, Edmonton

MLS® #E4460540

$134,900
2 Bedroom, 2.00 Bathroom, 915 sqft
Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to this beautifully designed South Edmonton condo offering both comfort and convenience. The unit features 10 foot ceilings, two spacious bedrooms, two full four piece bathrooms, and in suite laundry with storage. The open concept design highlights bright kitchen cabinetry and a corner gas fireplace that creates a warm and inviting atmosphere. A standout feature of this home is the large private yard measuring 3.5 meters by 7.2 meters, complete with a patio, which is an exceptional find in condo living. The home also includes a separate titled underground parking stall for added convenience. Ideally located near schools, shopping, and public transportation, and only ten minutes to the University of Alberta, this well maintained complex in a prime location makes this home a must see. Pets are allowed but they must be registered and approved by the condo board.

Built in 2004

Essential Information

MLS® #	E4460540
Price	$134,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	915

Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	107 11446 40 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

Amenities

Amenities	Ceiling 10 ft., Detectors Smoke, Intercom, Parking-Visitor, Patio, See Remarks
Parking	Heated, Insulated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	26
Zoning	Zone 16
Condo Fee	$799

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Listing information last updated on October 27th, 2025 at 7:47pm MDT