

Courtesy Of Logan Patterson Of Logic Realty

# \$164,900 - 303 11446 40 Avenue, Edmonton

MLS® #E4425856

**\$164,900**

2 Bedroom, 2.00 Bathroom, 904 sqft  
Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

TURN KEY, renovated 2 bed 2 bath W/ INSUITE LAUNDRY, TITLED UNDERGROUND PARKING, & an ELEVATOR + ramp! Fantastic value for the price, this spacious unit, built in 2004, offers vinyl windows, a covered deck with a large double door slider, gas powered fireplace, quiet north facing unit location, large kitchen, plenty of storage and 2 FULL Bathrooms, all for well under 200k.. This will not last long! Upgrades include new floors, and paint (2025) Washer/Dryer (2024) and a new oven (2021). The complex is professionally managed with a strong reserve fund, it is Pet friendly and family friendly! Building amenities include a guest suite, gym and plenty of visitor parking. This is your chance to live in the desirable Royal Gardens community, a few minutes walk to top rated public and catholic schools, shopping, bus stops and an LRT Station. Do not miss this great opportunity at low cost living or a fantastic long term investment as the neighborhood status continues to grow! Professionally cleaned, move in ready!

Built in 2004

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4425856  |
| Price  | \$164,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 904                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 303 11446 40 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0R5                  |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Deck, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Brass Surround  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Golf Nearby, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 16          |
| Condo Fee      | \$799            |

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Listing information last updated on April 6th, 2025 at 3:32am MDT