\$139,900 - 104 11446 40 Avenue, Edmonton

MLS® #E4430946

\$139,900

2 Bedroom, 2.00 Bathroom, 962 sqft Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to Nova Place located in Royal Gardens - steps away from all amenities, including grocery stores, cafe's, restaurants & shopping. This 2 bedroom, 2 bath condo is the perfect place to make a home. A spacious entry invites you in to find a space filled with natural light & 10' ceilings. The eat in kitchen offers plenty of cabinets & over looks the living room with access to the 8x10 balcony. Large primary suite with walk through closet & 4pc ensuite. Second bedrooms is also generous in size, 4pc bath & plenty of storage Complement the functional, yet spacious layout. Easy access to Transit, LRT, Whitemud, 111 St & Southgate Mall - don't miss out on this Pet friendly complex. Condo fees include HEAT & WATER.



Essential Information

MLS® # E4430946 Price \$139,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 962

Acres 0.00

Year Built 2004





Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 104 11446 40 Avenue

Area Edmonton

Subdivision Royal Gardens (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 0R5

Amenities

Amenities Ceiling 10 ft., Patio, See Remarks

Parking Heated, Single Indoor, Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Baseboard, Natural Gas

of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Landscaped, Public Transportation, Schools, Shopping Nearby

Roof Tar & T

Construction Wood, Vinyl

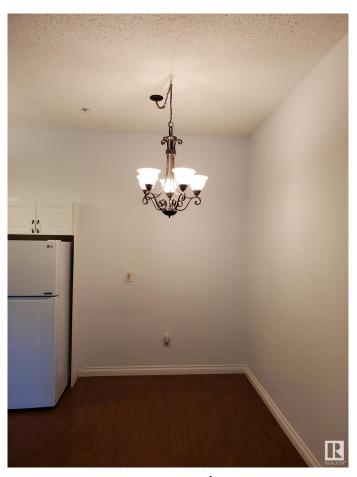
Foundation Concrete Perimeter

Additional Information

Date Listed April 15th, 2025

Days on Market 16

Zoning Zone 16



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 10:32pm MDT