

# **\$149,900 - 303 11446 40 Avenue, Edmonton**

MLS® #E4425856

**\$149,900**

2 Bedroom, 2.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

15K PRICE DROP for a quick sale! 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!

Built in 2004

## **Essential Information**

MLS® # E4425856

Price \$149,900



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	46
Zoning	Zone 16
Condo Fee	\$799

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Listing information last updated on April 29th, 2025 at 7:17pm MDT