

\$114,900 - 103 11460 40 Avenue, Edmonton

MLS® #E4439588

\$114,900

2 Bedroom, 1.00 Bathroom, 851 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to Royal Gardens Living â€“ Bright, Spacious & Move-In Ready! Step into comfort and convenience with this charming 2-bedroom, 1-bathroom condo in the sought-after Royal Gardens community! Features You'll Love: Bright & Spacious Layout filled with natural light Generous-sized living room â€“ perfect for relaxing or entertaining Modern 4-piece bathroom and in-suite laundry for everyday ease Underground parking stall â€“ Assigned Storage Unit! Perfect for first-time buyers or investors looking for a solid opportunity Prime Location: Steps to public transit and major commuter routes Minutes from Southgate Mall, schools, recreation centers, and Whitemud Drive Family-friendly neighborhood with parks and amenities nearby Donâ€™t miss your chance to own in one of Edmontonâ€™s most convenient and established communities. Whether you're starting out or adding to your portfolio, this condo has it all.

Built in 1970

Essential Information

MLS® # E4439588

Price \$114,900

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 851 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 103 11460 40 Avenue |
| Area | Edmonton |
| Subdivision | Royal Gardens (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 0R5 |

Amenities

| | |
|----------------|-------------|
| Amenities | See Remarks |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Hot Water, Natural Gas |
| # of Stories | 3 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Landscaped, Public Transportation, Schools |
| Roof | Flat |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Richard Secord Elementary |
| Middle | Vernon Barfield Junior Hig |
| High | Harry Ainlay High School |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 89 |
| Zoning | Zone 16 |
| Condo Fee | \$587 |

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