# \$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

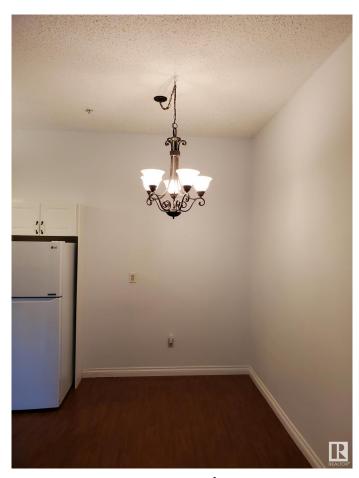
Foundation Concrete Perimeter

#### **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 May 1st, 2025 at 9:17pm MDT