

## **\$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.

Built in 2004

### **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 & Gravel  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 16          |

Condo Fee

\$846



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Listing information last updated on May 3rd, 2025 at 9:17pm MDT