

\$429,000 - 11108 40 Avenue, Edmonton

MLS® #E4442856

\$429,000

3 Bedroom, 1.50 Bathroom, 1,182 sqft
Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

This charming 3-level split is nestled in the highly sought-after community of Royal Gardens, just steps from Harry Ainlay High School and within walking distance to Southgate LRT station. Featuring a smart and functional layout with 3 bedrooms and 1.5 baths, this home offers a bright and cozy kitchen, a comfortable living area, and a lower-level recreation room complete with a certified wood-burning fireplace and laundry. The spacious backyard is ideal for hosting family and friends. A perfect starter home for a growing family—don't miss this opportunity!

Built in 1965

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4442856 |
| Price | \$429,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,182 |
| Acres | 0.00 |
| Year Built | 1965 |
| Type | Single Family |
| Sub-Type | Detached Single Family |



Style 3 Level Split
Status Active

Community Information

Address 11108 40 Avenue
Area Edmonton
Subdivision Royal Gardens (Edmonton)
City Edmonton
County ALBERTA
Province AB
Postal Code T6J 0R1

Amenities

Amenities See Remarks
Parking Double Garage Detached

Interior

Interior Features ensuite bathroom
Appliances Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Wood, Stucco
Exterior Features Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed June 17th, 2025
Days on Market 57
Zoning Zone 16

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