

## \$129,900 - 104 11446 40 Avenue, Edmonton

MLS® #E4446463

**\$129,900**

2 Bedroom, 2.00 Bathroom, 934 sqft

Condo / Townhouse on 0.00 Acres

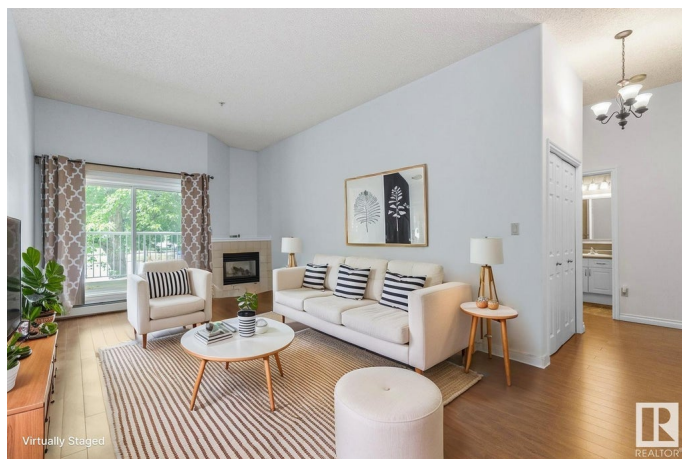
Royal Gardens (Edmonton), Edmonton, AB

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 plus **UNDERGROUND PARKING**. A spacious entry invites you in to find a space filled with natural light, laminate flooring & 10' ceilings. The kitchen offers plenty of cabinets & over looks the dining & living room with cozy fireplace & access to the 8x10 SOUTH balcony. King sized primary suite with walk through closet & 4pc ensuite. Second bedroom is also generous in size, 4pc bath, in suite laundry & 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 quiet, **PET FRIENDLY** complex. Condo fees include **HEAT & WATER**.

Built in 2004

### Essential Information

MLS® #	E4446463
Price	\$129,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	934



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
Fireplace	Yes
Fireplaces	Tile Surround
# 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	July 8th, 2025
Days on Market	12
Zoning	Zone 16
Condo Fee	\$846

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Listing information last updated on July 20th, 2025 at 6:47am MDT