

\$99,888 - 103 11460 40 Avenue, Edmonton

MLS® #E4458603

\$99,888

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. Brand new flooring and Underground parking stall â€“ Assigned Storage Unit! Pet friendly building pending board approval. Perfect for first-time buyers or investors looking for a solid opportunity Prime Location: Steps to public transit and Grocery stores and 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.

Built in 1970

Essential Information

MLS® #	E4458603
Price	\$99,888
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	Storage Cage
Parking Spaces	1
Parking	Underground

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Public Transportation, Schools
Roof	Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	35
Zoning	Zone 16
Condo Fee	\$587



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