

**\$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           41  
Zoning                       Zone 16  
Condo Fee                  \$587



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