

\$149,900 - #303 11446 40 Av Nw, Edmonton

MLS® #E4425856

\$149,900

2 Bedroom, 2.00 Bathroom, 904 sqft

Single Family on 0.03 Acres

Royal Gardens (Edmonton), Edmonton, Alberta

TURN KEY, renovated 2 bed 2 bath W/ INSUITE LAUNDRY, TITLED UNDERGROUND PARKING, & an ELEVATOR + ramp! Fantastic value for the price, this spacious unit, built in 2004, offers vinyl windows, a covered deck with a large double door slider, gas powered fireplace, quiet north facing unit location, large kitchen, plenty of storage and 2 FULL Bathrooms, all for under 150k.. This will not last long! Upgrades include new floors, and paint (2025) Washer/Dryer (2024) and a new oven (2021). The complex is professionally managed with a strong reserve fund, it is Pet friendly and family friendly! Building amenities include a guest suite, gym and plenty of visitor parking. This is your chance to live in the desirable Royal Gardens community, a few minutes walk to top rated public and catholic schools, shopping, bus stops and an LRT Station. Do not miss this great opportunity at low cost living or a fantastic long term investment as the neighborhood status continues to grow! (id:36535)

Built in 2004

Essential Information

Listing #	E4425856
Price	\$149,900
Bedrooms	2



Bathrooms	2.00
Square Footage	904
Acres	0.03
Year Built	2004
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	#303 11446 40 Av Nw
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6J0R5

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Vinyl Windows
Features	Private setting, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Heated Garage, Underground

Interior

Appliances	Dishwasher, Hood Fan, Refrigerator, Washer/Dryer Stack-Up, Stove, Window Coverings
Heating	Baseboard heaters
Fireplace	Yes
Fireplace Fuel	Gas
Fireplace Type	Unknown
Basement Type	None

Listing Details

Listing Office	Courtesy Of Logan Patterson Of Logic Realty
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