

# \$399,900 - 11108 40 Avenue, Edmonton

MLS® #E4442856

## \$399,900

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          | \$399,900              |
| 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 | 80              |
| Zoning         | Zone 16         |

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