

\$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	77
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR® , REALTORS®) and/or the quality of services they provide (MLS® , Multiple Listing Service®)

Listing information last updated on September 2nd, 2025 at 3:47am MDT