



**Edmonton**      **16 Royal Gardens**      **LP: \$305,000**  
**11226 40 AV NW**      **SP:**      **ACTIVE** M

**List ID #:** E4269943      **Type:** Half Duplex  
**DOM:** 0      **Style:** 2 Storey  
**Rms Abv Gd:** 7      **Year Blt:** 1965  
**Bedrms:** **Above:** 4      **Ttl:** 4      **Basement:** Full  
**Baths:** 1 / 1      **Bsmt Dev:** Partly Finished  
**Total Flr (SF):** 1,247.98      **Total Flr (M):** 115.94

Estate sale for this well maintained 2-storey half duplex. Main floor with large living room, open to dining room and kitchen access. Side door access to backyard. With 2-piece bathroom completing this floor. Upstairs boasts 4 large bedrooms and a 4-piece bathroom. Recent upgrades: freshly painted (2020), vinyl plank flooring (2020), triple pane windows throughout (approximately 10 years), front lawn has underground sprinklers, shingles (approximately 10 years), toilets and bathroom vanity (2020). Outside you have: double detached garage, green space and fully fenced backyard. Greenfield Park across the street, plenty of street parking, walking distance to many schools and public transportation. Close proximity to Southgate LRT and quick access to Whitemud Drive. NO CONDO FEES.

**Directions:**

**Virtual Tour:** <https://vimeo.com/605215589>

**Brochure:** <http://www.11226-40ave.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immed/neg	Level	Mtr2	SqFt
<b>Full Baths:</b>	0	1	0	1	0	0	<b>Occupancy:</b>	Vacant	<b>Main:</b>		
<b>Ensuite</b>		0	0	0	0	0			<b>Upper:</b>		
<b>Addl Rms:</b>	0	<b>Finished Lvl:</b>		2			<b>Garage Dim:</b>		<b>AbGd:</b>		
<b>Fpl:</b>	No	<b>Fpl Fuel:</b>					<b>Elem Schl:</b>		<b>Lowr:</b>		
<b>Fpl Type:</b>							<b>Jr High Schl:</b>		<b>BIGd:</b>		
<b>Parking:</b>	Double Garage Detached						<b>High Schl:</b>		<b>Total A.G.</b>	115.94	1,247.98

<b>Living Rm:</b>	4.88x4.06	M	<b>Master Bdrm:</b>	3.10x3.59	U
<b>Dining Rm:</b>	2.66x4.09	M	<b>Bedrm 2:</b>	2.56x3.40	U
<b>Kitchen:</b>	2.60x2.72	M	<b>Bedrm 3:</b>	2.46x3.19	U
<b>Family Rm:</b>			<b>Bedrm 4:</b>	2.70x3.19	U
<b>Den:</b>					
<b>Bonus Rm</b>					

**Flooring:** Hardwood, Vinyl Plank      **Foundation:** Concrete  
**Construct:** Wood Frame      **Heat Type:** Forced Air-1  
**Roof:** Asphalt Shingles      **Heat Fuel:**  
**Exterior:** Vinyl      **Remodel:**  
**Site Infl:** Back Lane, Fenced, Flat Site, Low Maintenance      **Amen/Features:** Laundry-In-Suite, See Remarks  
Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**Goods Incl:** Dryer, Freezer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings      **Restrict:** None Known

**Warranty:**      **Goods Excl:**  
**Front Expos:** South      **Condo/HOA:**      **Condo:**      **HOA:**  
**Prop Class:** Single Family  
**Condo Name:**  
**Prk Encl/TTL:** 2 / 4 /

<b>Lot Sq (M):</b>		<b>Lot Dimen:</b>	
<b>Frontage (M):</b>		<b>Lot Shape:</b>	Rectangular
<b>Depth (M):</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Front Expos:</b>	South
<b>Taxes:</b> \$2,690.45	<b>Tax Yr:</b> 2020	<b>Local Improv:</b>	/Yr: