

\$159,900 - 306 11445 41 Avenue, Edmonton

MLS® #E4428956

\$159,900

2 Bedroom, 1.00 Bathroom, 908 sqft

Condo / Townhouse on 0.00 Acres

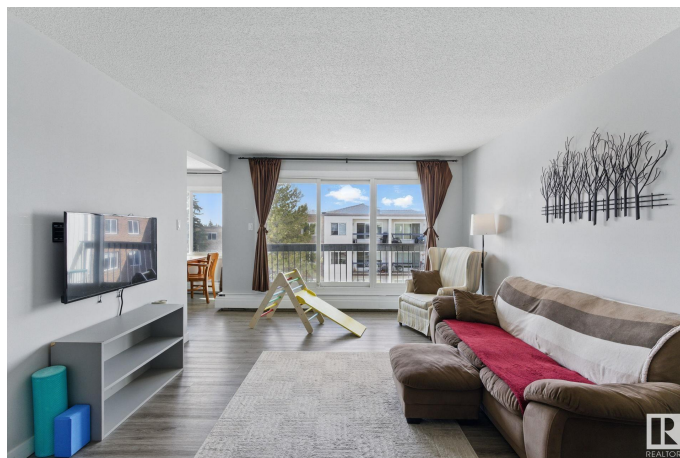
Royal Gardens (Edmonton), Edmonton, AB

Fall in love with this peaceful, bright, spacious, well kept 2 bed, 1 bath top floor, corner unit condo. You can enjoy the beautiful skyline views with tree tops and sunsets through every window or look below to the ample green space with a gazebo, benches, mature trees and lilacs! This unit also features full size, in-suite-laundry in a spacious laundry room, tons of closet storage space throughout and low maintenance vinyl plank flooring. Located in desirable Royal Gardens, this property offers quick access to the Whitemud, walking trails in ravines, and Snow Valley for skiing. Shopping(groceries, pharmacy, medicenter, dining), schools, spray parks, playgrounds and Leisure Centre are just minutes away! This complex is well managed and maintained with an on-site manager, long term neighbors and a friendly community feel. A 1 bdrm guest suite and a meeting room are available for rent. This is an excellent property to call home!

Built in 1970

Essential Information

| | |
|------------|-----------|
| MLS® # | E4428956 |
| Price | \$159,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 908 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 306 11445 41 Avenue |
| Area | Edmonton |
| Subdivision | Royal Gardens (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 0T9 |

Amenities

| | |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Detectors Smoke, Gazebo, Guest Suite, Intercom, No Smoking Home, Parking-Plug-Ins, Vinyl Windows |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Hot Water, Water |
| # of Stories | 3 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Golf Nearby, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Tar & Gravel |
| Construction | Wood, Brick, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Richard Secord
Middle Vernon Barford
High Harry Ainlay

Additional Information

Date Listed April 3rd, 2025
Days on Market 15
Zoning Zone 16
Condo Fee \$587

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