

\$114,999 - 304 11445 41 Avenue, Edmonton

MLS® #E4437148

\$114,999

1 Bedroom, 1.00 Bathroom, 703 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Discover this charming and affordable one-bedroom condo in the sought-after Royal Gardens community. Situated on the third floor of a well-maintained building, this unit offers a spacious layout with ample natural light. The galley-style kitchen features well maintained cabinetry, complemented by a cozy dining area and a bright living room that opens to a private balcony. Additional highlights include in-suite laundry, a convenient storage locker just across the hallway, and one energized parking stall. The Cedarbrae Gardens complex is pet-friendly (with board approval) and boasts amenities such as a gym and guest suit. Enjoy easy access to Southgate mall and transit hub, the University of Alberta, Snow Valley, the Whitemud Freeway, and a variety of dining options. With quick possession available, this condo presents an excellent opportunity for first-time buyers or investors seeking value in a prime location.

Built in 1970

Essential Information

| | |
|------------|-----------|
| MLS® # | E4437148 |
| Price | \$114,999 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 703 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 304 11445 41 Avenue |
| Area | Edmonton |
| Subdivision | Royal Gardens (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 0T9 |

Amenities

| | |
|----------------|--|
| Amenities | Exercise Room, Gazebo, Intercom, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Security Door, Social Rooms, Television Connection |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Hot Water, Natural Gas |
| # of Stories | 3 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick |
| Exterior Features | Commercial, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Tar & Gravel |
| Construction | Wood, Brick |

Foundation Concrete Perimeter

Additional Information

Date Listed May 16th, 2025
Days on Market 22
Zoning Zone 16
Condo Fee \$423

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