

# **\$148,300 - 11455 41 Avenue, Edmonton**

MLS® #E4440020

**\$148,300**

2 Bedroom, 1.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

ALMOST 1,000 sf and UNDER \$150,000...THIS IS THE CONDO YOU HAVE BEEN WAITING FOR! In the desired south-west community of Royal Gardens, this 2-Bedroom Condo boasts a Large Living Room, a functional galley kitchen, both bedrooms are Generous in size, in-suite Washer/Dryer conveniently located in the master bedroom closet, and big windows that flood the condo with natural light. Other highlights include a large walk-in closet in the master bedroom, an updated bathroom, and a private patio that faces onto a green space. The Cedarbrae complex provides an exercise room, a social room, a guest suite and an outdoor Gazebo. In a great central location, you are only minutes to the Southgate Shopping Center, the LRT, numerous great schools, the Whitemud Creek trail system, and have easy access to the U of A, City Center and the Whitemud and Anthony Henday Freeways. THIS OUTSTANDING CONDO IS MOVE-IN READY AND WAITING FOR YOU!

Built in 1970

## **Essential Information**

MLS® # E4440020

Price \$148,300

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	947
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	11455 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T9

### Amenities

Amenities	Club House, Exercise Room, Gazebo, Intercom, Parking-Plug-Ins, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Storage-Locker Room
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 1st, 2025  
Days on Market                15  
Zoning                              Zone 16  
Condo Fee                        \$611

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