

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

MLS® #E4437148

\$114,999

1 Bedroom, 1.00 Bathroom, 703 sqft

Condo / Townhouse on 0.00 Acres

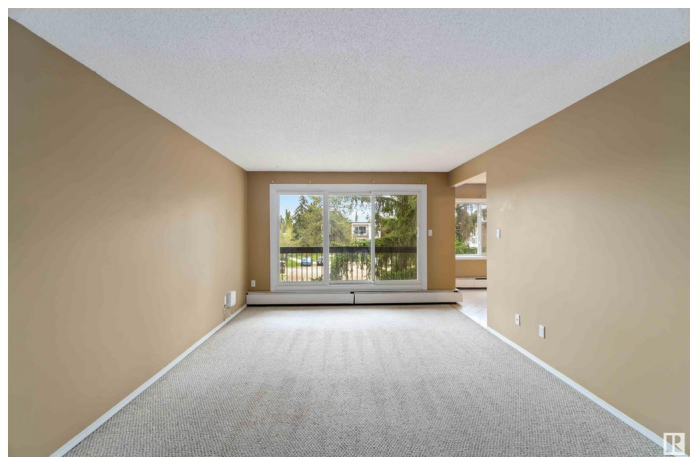
Royal Gardens (Edmonton), Edmonton, AB

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 32
Zoning Zone 16
Condo Fee \$423

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