

# \$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                14  
Zoning                              Zone 16  
Condo Fee                        \$611

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Listing information last updated on June 15th, 2025 at 3:02am MDT