

## \$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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