

## \$324,800 - 169 Royal Road, Edmonton

MLS® #E4459055

**\$324,800**

6 Bedroom, 2.50 Bathroom, 1,301 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

If you are looking for plenty of space, easy access to public transit, top rated schools, then this is for you!! This amazing, beautiful end unit townhouse is close to Whitemud and a short walk away from public transit. With over 1900 sq. ft. of living area, this house can easily accommodate a big family. The main floor has a stunning functioning kitchen with breakfast nook. The living room has tonnes of sunlight as there are new beautiful patio doors that lead to a fully fenced backyard. There is a gorgeous perola on your deck to have some lights for your evening entertainment. Upstairs you will find 4 nice sized bedrooms and a 5 piece bathroom, so no need sharing a sink with the kids. The basement has 2 rooms with closets, a recreation room, a 3 piece bathroom and a large storage room with washer and dryer. The house comes with newer a Furnace and AC

Built in 1968

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459055  |
| Price      | \$324,800 |
| Bedrooms   | 6         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,301             |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 169 Royal Road           |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 2E7                  |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Stall                                            |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 3                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Finished                                                                             |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 23rd, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 22      |
| Zoning         | Zone 16 |
| Condo Fee      | \$300   |

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Listing information last updated on October 15th, 2025 at 2:18pm MDT