

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

MLS® #E4437148

**\$114,999**

1 Bedroom, 1.00 Bathroom, 703 sqft

Condo / Townhouse on 0.00 Acres

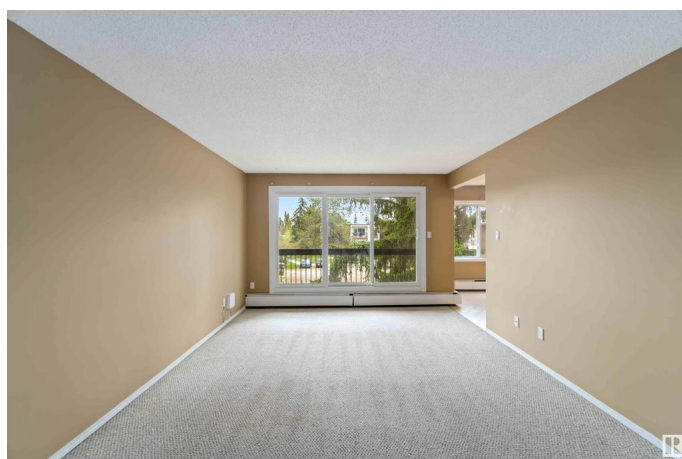
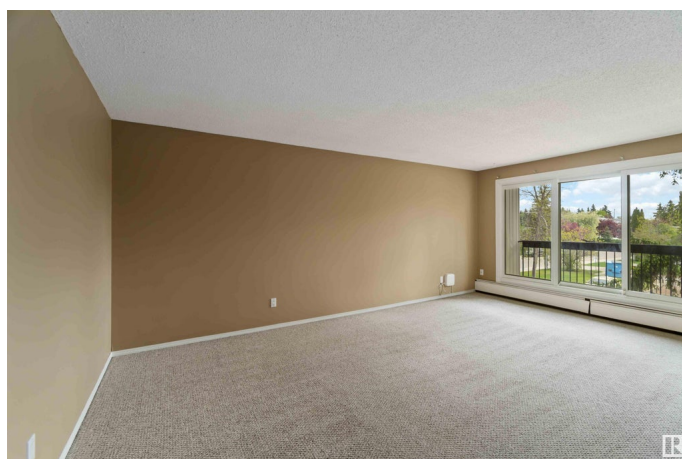
Royal Gardens (Edmonton), Edmonton, AB

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     | 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                31  
Zoning                              Zone 16  
Condo Fee                        \$423

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