

## \$154,900 - 305 11455 41 Avenue, Edmonton

MLS® #E4461552

**\$154,900**

2 Bedroom, 1.00 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to your dream home in the heart of Royal Gardens! This exquisite top-floor 2-bedroom, 1-bathroom condo spans 923 square feet. This bright and spacious unit features a generous and bright living room, a stylish galley-style kitchen with a cozy dining space, an in-suite laundry room, and a private covered balcony. Built around 1970 with many upgrades since, this pet-friendly (with board approval) low-rise building elevates your lifestyle with an array of amenities, including a fitness center with sauna, gazebo, storage lockers, guest suite, social room and outdoor parking with plug-ins. You're surrounded by green spaces and parks, with easy access to public transit and the LRT. Enjoy a variety of dining options, shopping, schools, various recreational facilities, and close proximity to Whitemud Drive and University of Alberta. Don't miss the opportunity to own a stylish, well-connected home in one of Edmonton's desirable communities!

Built in 1970

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461552  |
| Price     | \$154,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 923                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 305 11455 41 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T9                  |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Exercise Room, Gazebo, No Smoking Home, Parking-Plug-Ins, Storage-Locker Room |
| Parking   | Stall                                                                         |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Water                                                                  |
| # of Stories | 3                                                                                 |
| Stories      | 1                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | None, No Basement                                                                 |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Other, Brick, Vinyl                                                                      |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                                                                     |
| Construction      | Other, Brick, Vinyl                                                                      |
| Foundation        | Concrete Perimeter                                                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 30                |
| Zoning         | Zone 16           |
| Condo Fee      | \$587             |

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Listing information last updated on November 5th, 2025 at 6:17am MST