

\$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	26
Zoning	Zone 16
Condo Fee	\$587

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