

# \$159,900 - 306 11445 41 Avenue, Edmonton

MLS® #E4428956

**\$159,900**

2 Bedroom, 1.00 Bathroom, 908 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Fall in love with this peaceful, bright, spacious, well kept 2 bed, 1 bath top floor, corner unit condo. You can enjoy the beautiful skyline views with tree tops and sunsets through every window or look below to the ample green space with a gazebo, benches, mature trees and lilacs! This unit also features full size, in-suite-laundry in a spacious laundry room, tons of closet storage space throughout and low maintenance vinyl plank flooring. Located in desirable Royal Gardens, this property offers quick access to the Whitemud, walking trails in ravines, and Snow Valley for skiing. Shopping(groceries, pharmacy, medicenter, dining), schools, spray parks, playgrounds and Leisure Centre are just minutes away! This complex is well managed and maintained with an on-site manager, long term neighbors and a friendly community feel. A 1 bdrm guest suite and a meeting room are available for rent. This is an excellent property to call home!

Built in 1970

## Essential Information

MLS® #	E4428956
Price	\$159,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	908
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	306 11445 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T9

### Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, Gazebo, Guest Suite, Intercom, No Smoking Home, Parking-Plug-Ins, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Water
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Richard Secord  
Middle                      Vernon Barford  
High                        Harry Ainlay

**Additional Information**

Date Listed                April 3rd, 2025  
Days on Market        15  
Zoning                      Zone 16  
Condo Fee                \$587

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