

# **\$157,900 - 305 11455 41 Avenue, Edmonton**

MLS® #E4461552

**\$157,900**

2 Bedroom, 1.00 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

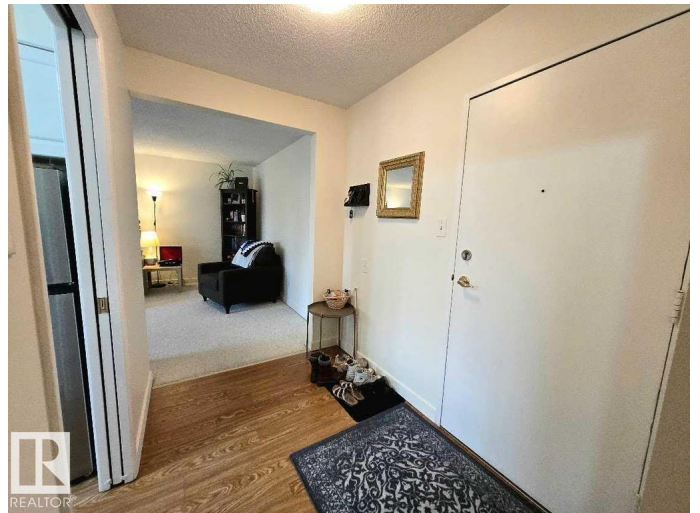
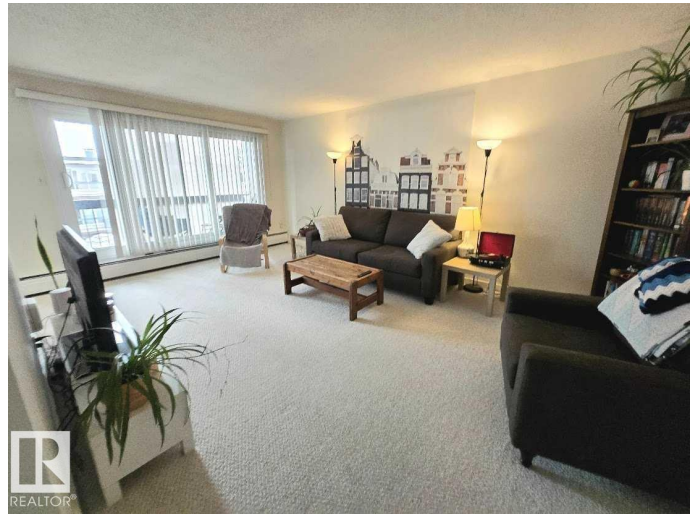
Royal Gardens (Edmonton), Edmonton, AB

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. Youâ€™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. Donâ€™t miss the opportunity to own a stylish, well-connected home in one of Edmontonâ€™s desirable communities!

Built in 1970

## **Essential Information**

MLS® #	E4461552
Price	\$157,900
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	4
Zoning	Zone 16
Condo Fee	\$587

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Listing information last updated on October 10th, 2025 at 8:47am MDT