

\$157,900 - 305, 11455 41 Avenue Nw, Edmonton

MLS® #A2262682

\$157,900

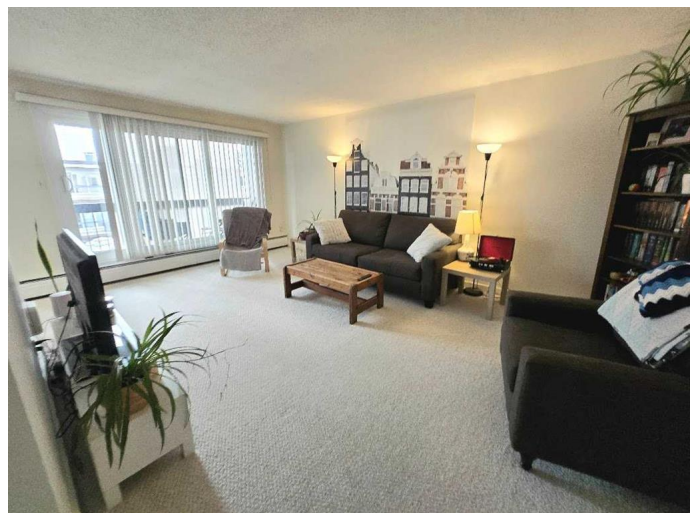
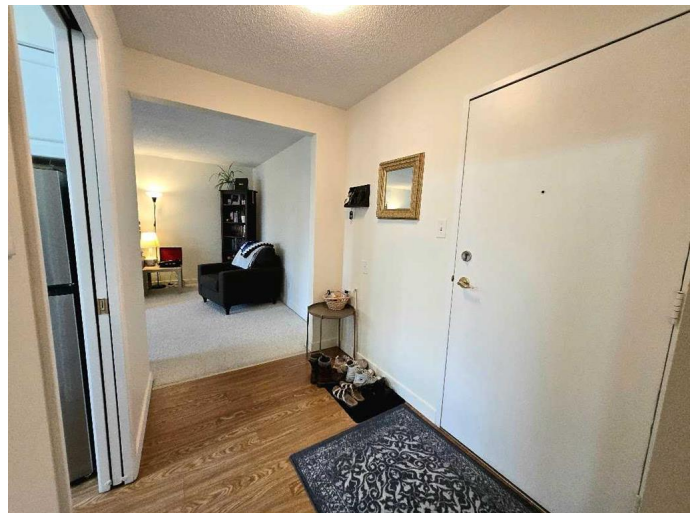
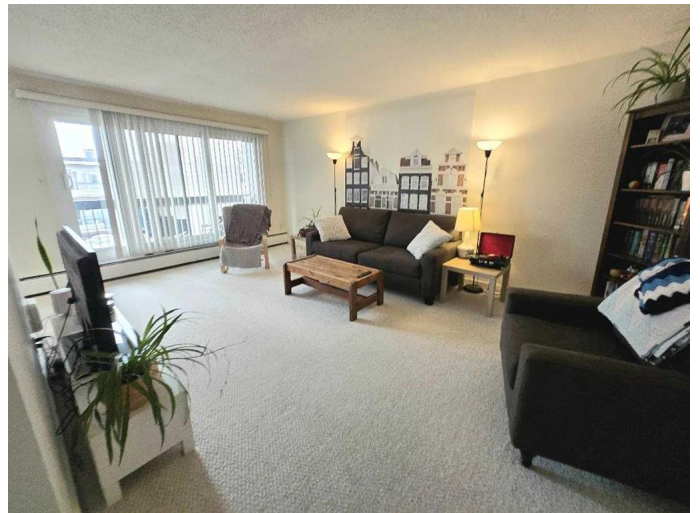
2 Bedroom, 1.00 Bathroom, 923 sqft

Residential on 0.00 Acres

Royal Gardens_EDMO, Edmonton, Alberta

Welcome to your dream home in the heart of Royal Gardens! This exquisite top-floor 2-bedroom, 1-bathroom condo in the sought-after Cedarbrae Gardens complex offers a perfect blend of modern comfort and serene living with stunning courtyard views. Spanning 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 ideal for relaxing or entertaining. 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. Located in a vibrant, walkable and bikeable neighborhood, you're surrounded by lush green spaces and parks, with easy access to public transit via nearby bus stops and Southgate LRT station. Enjoy the convenience of a variety of dining options, shopping at Southgate Mall, top-rated schools, various amenities and recreational facilities, all while being minutes from downtown via Whitemud Drive and you're also a short commute to the University of Alberta. Don't miss this rare opportunity to own a stylish, well-connected home in one of Edmonton's desirable communities!

Built in 1970



Essential Information

MLS® #	A2262682
Price	\$157,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	923
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	305, 11455 41 Avenue Nw
Subdivision	Royal Gardens_EDMO
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6J 0T9

Amenities

Amenities	Fitness Center, Gazebo, Laundry, Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Radiant
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard
Roof	Flat

Construction Brick, Vinyl Siding

Additional Information

Date Listed October 6th, 2025
Days on Market 4
Zoning 16

Listing Details

Listing Office Coldwell Banker Battle River Realty

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