

\$139,900 - 303, 11445 41 Avenue Nw, Edmonton

MLS® #A2258762

\$139,900

2 Bedroom, 1.00 Bathroom, 825 sqft

Residential on 0.00 Acres

Royal Gardens_EDMO, Edmonton, Alberta

PRICE REDUCTION!! Welcome to this bright and functional top-floor condo in the well-managed, pet-friendly (with board approval) Cedarbrae Gardens! Featuring 2 bedrooms, 1 bathroom, a galley-style kitchen, and a spacious living area with large windows and access to a private covered patio, this home is designed for both comfort and convenience. Enjoy the added benefits of in-suite laundry, a dedicated storage locker, and a parking stall, along with building amenities including a gym and guest suite. Ideally located with easy access to Southgate Mall, the University of Alberta, Snow Valley, Whitemud Highway, and a variety of dining options! Whether you're a first-time buyer, looking to downsize, or seeking a solid investment property, this condo offers the ideal blend of comfort, value, and lifestyle!

Built in 1970

Essential Information

MLS® #	A2258762
Price	\$139,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	825
Acres	0.00
Year Built	1970



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	303, 11445 41 Avenue Nw
Subdivision	Royal Gardens_EDMO
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6J 0T9

Amenities

Amenities	Other, Snow Removal, Trash, Fitness Center, Guest Suite
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Radiant
Cooling	None
# of Stories	3

Exterior

Exterior Features	Other
Construction	Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	42
Zoning	RM h16

Listing Details

Listing Office	Onyx Realty Ltd.
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