

\$154,900 - 305, 11455 41 Avenue Nw, Edmonton

MLS® #A2262682

\$154,900

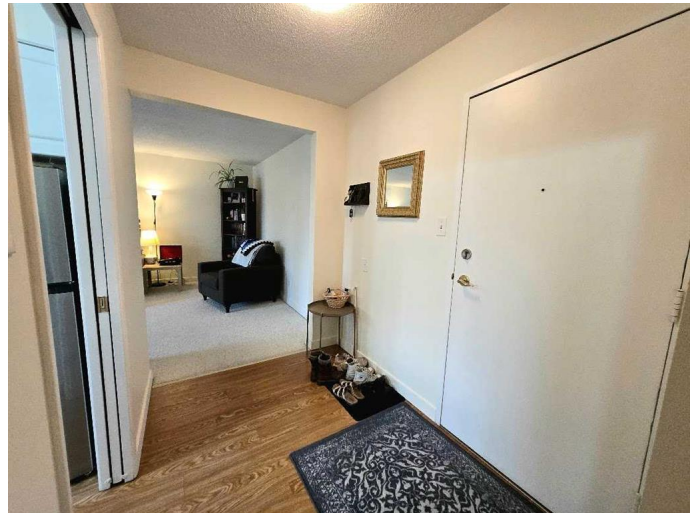
2 Bedroom, 1.00 Bathroom, 923 sqft

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	\$154,900
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	Laundry, Parking, Fitness Center, Gazebo
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 28
Zoning 16

Listing Details

Listing Office Coldwell Banker Battle River Realty

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