

## **\$159,000 - 307 11415 41 Avenue, Edmonton**

MLS® #E4455829

**\$159,000**

2 Bedroom, 1.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Why pay rent when you can own this beautifully upgraded 2-bedroom corner condo in highly sought-after Royal Gardens? Perfect for first-time buyers, downsizers, or investors! this top-floor end-unit condo offers an exceptional living experience characterized by its peaceful setting and extensive updates. The residence features two generously sized bedrooms and a fully updated kitchen outfitted with modern appliances, perfect for both daily living and entertaining. The bathroom has been elegantly renovated, and the inclusion of in-suite laundry adds further convenience. Immaculately maintained, this bright and airy unit is truly move-in ready. Its prime location provides easy access to Southgate Shopping Centre, No Frills just one block away, a range of schools, and the natural beauty of Whitemud Park within walking distance. Excellent public transportation options are available via the nearby LRT, making this an ideal choice for both professionals and families.

Built in 1970

### **Essential Information**

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Price \$159,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 844                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 307 11415 41 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T9                  |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Security Door, See Remarks |
| Parking Spaces | 1                                                     |
| Parking        | Stall                                                 |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                           |
| # of Stories | 3                                                                                |
| Stories      | 1                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | None, No Basement                                                                |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                        |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                                      |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 3rd, 2025  
Days on Market                67  
Zoning                              Zone 16  
Condo Fee                        \$517

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Listing information last updated on November 9th, 2025 at 12:17am MST