

\$294,800 - 17 Royal Road, Edmonton

MLS® #E4438961

\$294,800

3 Bedroom, 1.50 Bathroom, 1,421 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

RENOVATED IN ROYAL GARDENS!

Spacious END UNIT w/ 3 Bedrooms, 2 Baths

now available! Kitchen features GRANITE

COUNTERTOPS, glass tile backsplash,

breakfast bar & newer, Stainless Steel

Appliances. The main floor plan provides both

an office/nook/flex space & dining area.

Upstairs, Primary Bedroom is complete w/

mirrored closet doors. Two additional

Bedrooms are found on this level w/ PARK

VIEWS. Main 5-PIECE BATH has been

recently renovated to include granite

countertops, tile surround & soaker tub.

BASEMENT IS FULLY FINISHED providing

additional living & storage space. Property is

essentially carpet-free. Plenty of windows

throughout make for a BRIGHT & SUNNY

home. Private, WEST facing FENCED YARD

that BACKS ONTO THE RAVINE. Bonus: 2

PARKING STALLS. This neighbourhood

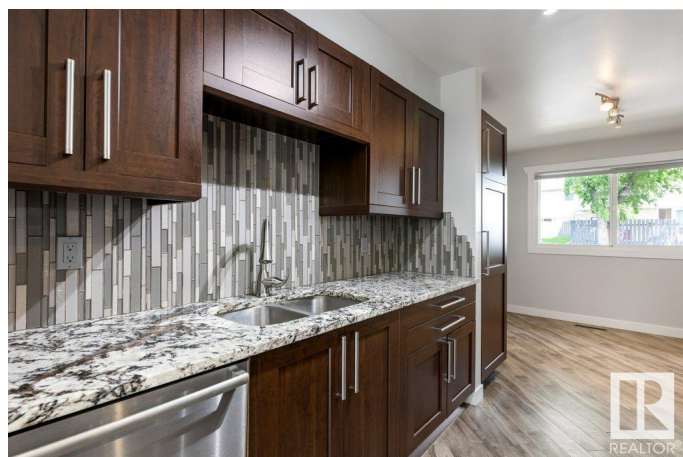
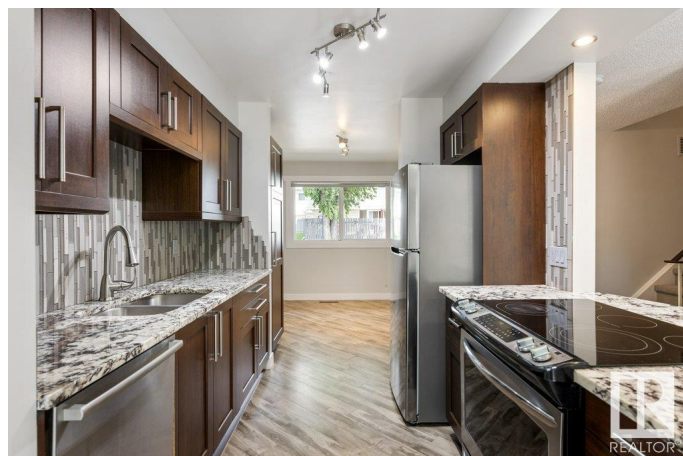
qualifies for the highly ranked Schools of

Vernon Barford & Richard Secord. Easy

access to Trails, University of Alberta (Campus

& Hospital), Southgate Mall, Whitemud Drive,

LRT & Transit. PET FRIENDLY!



Built in 1968

Essential Information

MLS® # E4438961

Price \$294,800

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	1968
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	17 Royal Road
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2E7

Amenities

Amenities	On Street Parking, Storage-In-Suite
Parking Spaces	2
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Park/Reserve, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Richard Secord/St Boniface
Middle	Vernon Barford/L St Lauren
High	Harry Ainlay/L St Laurent

Additional Information

Date Listed	May 28th, 2025
Days on Market	19
Zoning	Zone 16
Condo Fee	\$425

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Listing information last updated on June 16th, 2025 at 6:17pm MDT