# \$126,999 - 301 11425 41 Avenue, Edmonton

MLS® #E4446925

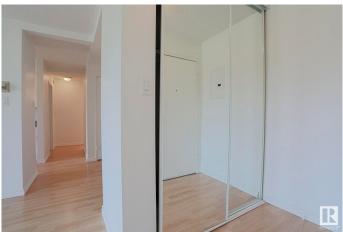
#### \$126,999

1 Bedroom, 1.00 Bathroom, 760 sqft Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to the desired community of Royal Gardens! This immaculate updated 1 bedroom, 1 bath 760 SQFT unit is located on the TOP FLOOR. As you enter, the unit is flooded with natural light. The modern white adorable kitchen attaches to your breakfast/dining area, flowing through the kitchen to the opposite end you have a large flex space for formal dining or an office. Next you have a large bedroom with an incredible treed view. Lastly you have IN-SUITE LAUNDRY, 4 piece bath, balcony and 1 outdoor parking stall. This complex has no shortage of amenities including an exercise room with sauna, social room & guest suite for rent. This unit is located in a PRIME LOCATION close to the LRT, Southgate Mall, the Whitemud, shopping, schools, walking trails & the U of A.







Built in 1970

#### **Essential Information**

MLS® #	E4446925
Price	\$126,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	760
Acres	0.00

1970
Condo / Townhouse
Lowrise Apartment
Single Level Apartment
Active

# **Community Information**

Address	301 11425 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T9

## Amenities

Amenities		Gazebo, Social Roo	Suite,	Parking-Plug-Ins,	Sauna;
Parking Spaces	1				
Parking	Stall				

### Interior

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

## Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public
	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles, Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 10th, 2025

Days on Market3ZoningZone 16Condo Fee\$470

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Listing information last updated on July 13th, 2025 at 8:02am MDT