

# \$123,000 - 308 11445 41 Avenue, Edmonton

MLS® #E4434003

**\$123,000**

1 Bedroom, 1.00 Bathroom, 632 sqft  
Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

This well-maintained, move-in-ready top-floor condo offers a spacious one-bedroom layout with a generous living area, dedicated dining space, and a functional kitchen. The large primary bedroom provides ample comfort, and the convenience of in-suite laundry adds to the appeal. Included with the unit are an outdoor parking stall and a private storage unit. Located in a vibrant and welcoming community, the property is close to schools, shopping, and various amenitiesâ€”making it an ideal choice for homeowners or investors alike.

Built in 1970

## Essential Information

MLS® #	E4434003
Price	\$123,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	632
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	308 11445 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0R5

## Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Intercom, Parking-Plug-Ins, Vinyl Windows
Parking	Stall

## Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
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	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	70
Zoning	Zone 16
Condo Fee	\$399

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