

\$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	4
Zoning	Zone 16
Condo Fee	\$425

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 1st, 2025 at 11:17am MDT