

# **\$119,900 - 204 11415 41 Avenue, Edmonton**

MLS® #E4434954

**\$119,900**

1 Bedroom, 1.00 Bathroom, 654 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Discover comfort and convenience in this updated 1 bedroom, 1 bathroom apartment condo in the desirable Royal Gardens community. Featuring brand new luxury vinyl plank flooring throughout and convenient in-suite laundry, this bright and functional unit offers a spacious primary bedroom, full bathroom, and a private balcony—perfect for relaxing or enjoying fresh air. Added perks include an assigned outdoor parking stall with an electrical outlet for cold winters and a private storage space just across the hall. Ideally located within walking distance to No Frills, dining, shopping, and just minutes from Southgate LRT. Surrounded by schools, parks, and green spaces, this well-maintained complex is nestled in a safe, established neighbourhood. Only a short drive to Snow Valley Ski Hill and Whitemud Creek Ravine—ideal for year-round outdoor adventures. A fantastic opportunity for first-time buyers, students, or those seeking low-maintenance living in a prime location!

Built in 1970

## **Essential Information**

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Price \$119,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	654
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	204 11415 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T9

### Amenities

Amenities	Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Parking-Plug-Ins, Storage-Locker Room
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles, Tar & Gravel
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 7th, 2025  
Days on Market                12  
Zoning                              Zone 16  
Condo Fee                        \$423

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