

## \$298,800 - 47 Royal Road, Edmonton

MLS® #E4464643

**\$298,800**

3 Bedroom, 1.50 Bathroom, 1,393 sqft  
Condo / Townhouse on 0.00 Acres

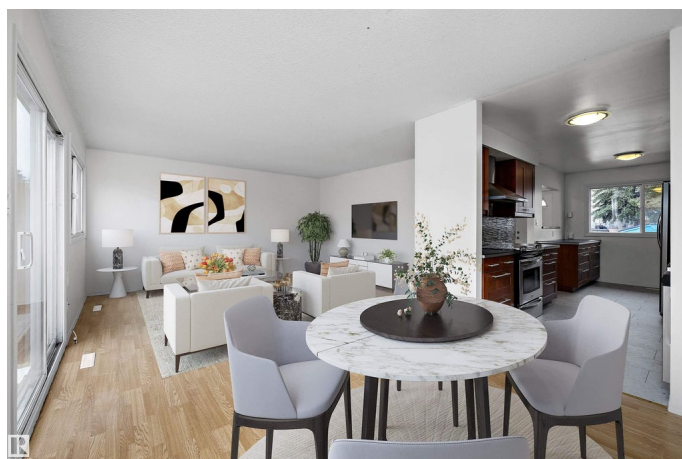
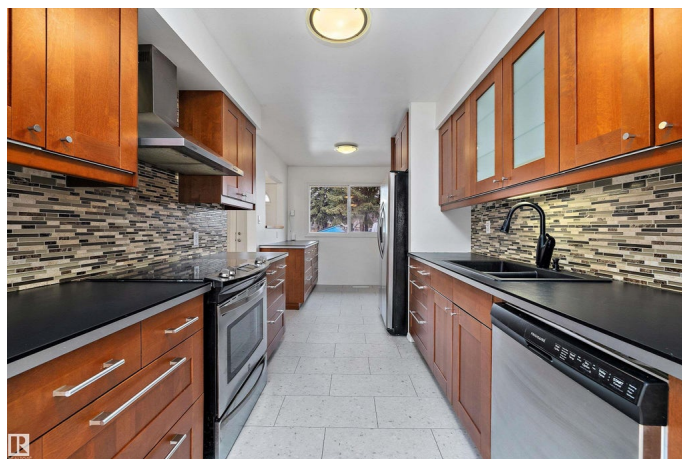
Royal Gardens (Edmonton), Edmonton, AB

Spacious and updated 3 bedroom townhouse in amazing location near some of the best schools in Edmonton. **BACKS GREEN SPACE AND TREES** with large fully fenced yard with brand new concrete patio. Stunning **RENOVATED KITCHEN** with tons of cabinets and counter space, new tile flooring and s/s appliances. **FRESHLY PAINTED** with new light fixtures and features beautiful built-in closets in all of the big bedrooms and front entrance. Huge living and dining room which overlooks the backyard with no neighbors behind. 3 bedrooms upstairs, 2 of which have views of nature along with a renovated 5 piece bath. **FINISHED BASEMENT** includes a massive rec room with tile flooring and 2 windows (could separate and make 2 more bedrooms). Tons of basement storage as well. Almost 2000 sq ft of livable space! New front landscaping and has one triple tandem parking stall. Incredible southside location steps to the Whitemud Creek, Snow Valley, trails, Westbrook and Vernon Barford, and a short drive to the U of A and Southgate Mall/LRT

Built in 1968

### Essential Information

MLS® #	E4464643
Price	\$298,800



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,393
Acres	0.00
Year Built	1968
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	47 Royal Road
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2E7

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Extra, Patio, Storage-In-Suite, Vinyl Windows
Parking	Over Sized, Stall, Tandem

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Westbrook, Richard Secord
Middle	Vernon Barford
High	Harry Ainlay, Louis St L

### **Additional Information**

Date Listed	November 4th, 2025
Days on Market	4
Zoning	Zone 16
Condo Fee	\$425

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Listing information last updated on November 8th, 2025 at 5:47pm MST