

## **\$112,000 - 101 11455 41 Avenue, Edmonton**

MLS® #E4464788

**\$112,000**

1 Bedroom, 1.00 Bathroom, 771 sqft

Condo / Townhouse on 0.00 Acres

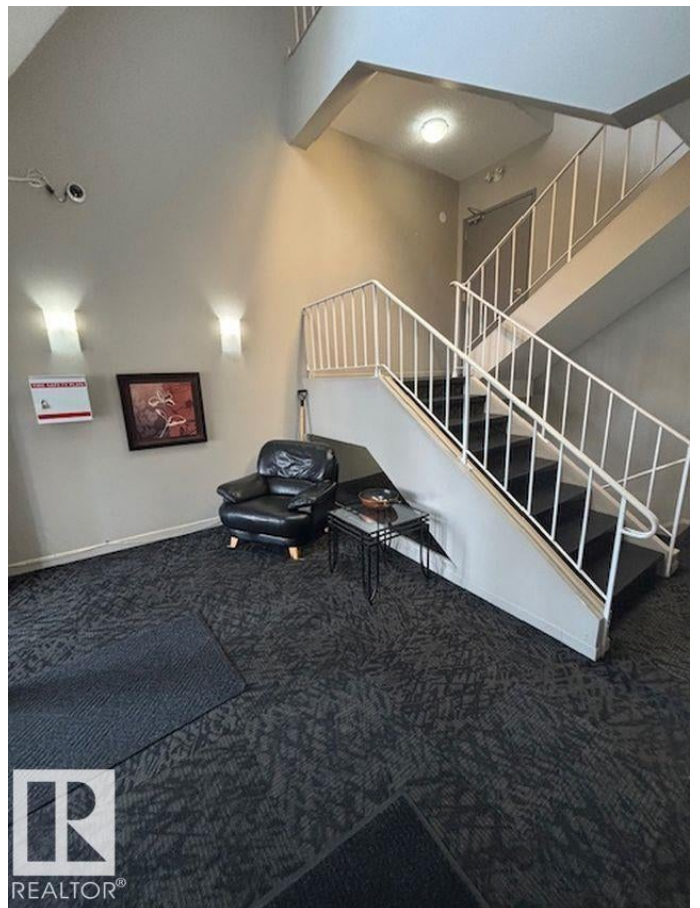
Royal Gardens (Edmonton), Edmonton, AB

U of A and Hospital staff and students this is affordable living in a very nice neighbourhood with the No Frills Supermarket less than two blocks. Also walk to Greenfield Park or Confederation Park and Rec. Center for relaxation and enjoyment. Additional benefits of the neighbourhood are a neighbourhood pub, a Dollarama, Subway, Bistro restaurant and a liquor store all within walking distance of this home. Easy access to the LRT. This awesome 771 ft2 home has a galley kitchen with lots of cabinets and counter space, and all the appliances, including in suite laundry. New carpets in 2023. The building has an exercise room and a social room.

Built in 1970

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4464788          |
| Price          | \$112,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 771               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 101 11455 41 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T9                  |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Exercise Room, Social Rooms |
| Parking Spaces | 1                           |
| Parking        | Stall                       |

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Brick                                                   |
| Exterior Features | Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                  |
| Construction      | Wood, Brick                                                   |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 16            |
| Condo Fee      | \$470              |

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 November 8th, 2025 at 11:47am MST