

Courtesy Of Tyrel W Laqua Of Real Broker

## **\$148,900 - 207 11465 41 Avenue, Edmonton**

MLS® #E4454396

**\$148,900**

2 Bedroom, 1.00 Bathroom, 815 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to Your Next Home in Southgate â€” Ideal for First-Time Buyers, Investors & Students! Nestled in the heart of the desirable Southside area, this spacious and bright 2-bedroom apartment offers unbeatable value in a well-maintained, amenity-rich complex. Whether you're looking for your first home, a smart investment, or a comfortable space near school or work, this unit checks all the boxes. Located in a quiet, established community, the complex features everything you need to enjoy a vibrant and easy lifestyle â€” including a central park space, fitness gym, social events room, and guest suite for visiting family or friends. Inside, you'll find a clean, move-in-ready unit with: Generous-sized bedrooms offering great storage A well-appointed kitchen with ample counter space and cabinetry In-suite laundry and all major appliances included Bright windows with coverings A layout that maximizes both privacy and comfort Enjoy the convenience of living just minutes away from South common & whitemud!

Built in 1970

### **Essential Information**

MLS® # E4454396

Price \$148,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 815                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 207 11465 41 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T9                  |

### Amenities

|           |                                                                                                                                                |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Gazebo, Guest Suite, No Animal Home, No Smoking Home, Recreation Room/Centre, Security Door, Storage-Locker Room, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                                                                                                               |

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Baseboard, Natural Gas                                                                                             |
| # of Stories | 3                                                                                                                  |
| Stories      | 1                                                                                                                  |
| Has Basement | Yes                                                                                                                |
| Basement     | None, No Basement                                                                                                  |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                    |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 16           |
| Condo Fee      | \$468             |



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 September 18th, 2025 at 3:32pm MDT