

# \$123,000 - 308 11445 41 Avenue, Edmonton

MLS® #E4434003

**\$123,000**

1 Bedroom, 1.00 Bathroom, 632 sqft  
Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

This well-maintained, move-in-ready top-floor condo offers a spacious one-bedroom layout with a generous living area, dedicated dining space, and a functional kitchen. The large primary bedroom provides ample comfort, and the convenience of in-suite laundry adds to the appeal. Included with the unit are an outdoor parking stall and a private storage unit. Located in a vibrant and welcoming community, the property is close to schools, shopping, and various amenitiesâ€”making it an ideal choice for homeowners or investors alike.

Built in 1970

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434003               |
| Price          | \$123,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 632                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 308 11445 41 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0R5                  |

## Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Detectors Smoke, Intercom, Parking-Plug-Ins, Vinyl Windows |
| Parking   | Stall   |

## Interior

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

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 46            |
| Zoning         | Zone 16       |
| Condo Fee      | \$399         |

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Listing information last updated on June 17th, 2025 at 5:17pm MDT