

## \$159,000 - 302 11425 41 Avenue, Edmonton

MLS® #E4459091

**\$159,000**

2 Bedroom, 1.00 Bathroom, 883 sqft

Condo / Townhouse on 0.00 Acres

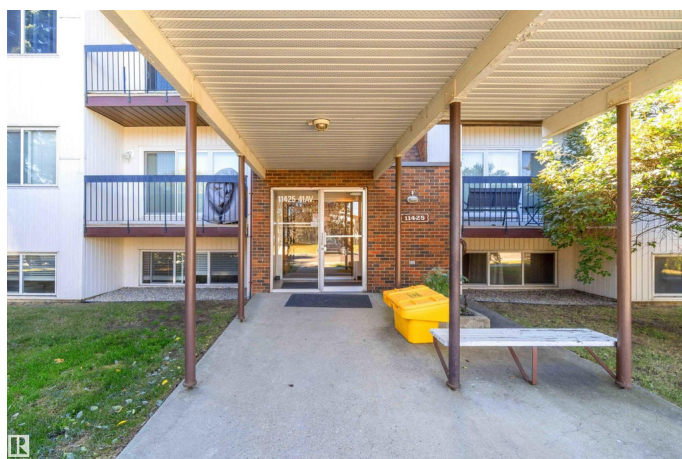
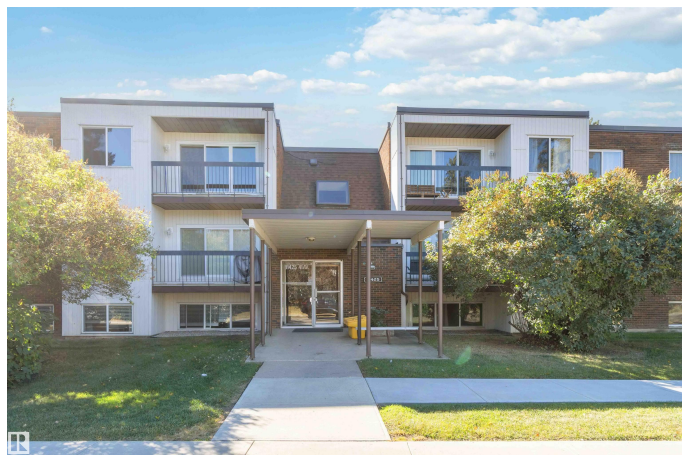
Royal Gardens (Edmonton), Edmonton, AB

Welcome to Cedarbrae Garden & it's park like setting. This fabulous south facing 2 bed & 1 bath top floor condo is move in ready including updated flooring, kitchen and bathroom. The spacious living room is bright with a large patio door that floods the room with the sun. The kitchen updates include countertops, cupboards and stainless steel appliances. The primary bedroom is ample with room for a king sized bed plus plenty of storage. The second bedroom is good sized and bright. The bathroom is updated and very stylish. The condo also features in suite laundry, plenty of storage within plus additional storage cage provided. Cedarbrae Gardens has an exercise room, social room, gazebo and guest suite. Conveniently located near Southgate Mall, the Whitemud, the LRT, shopping, leisure centre, multiple schools and the U Of A. Welcome Home!

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459091  |
| Price          | \$159,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 883       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1970                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 302 11425 41 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T9                  |

### Amenities

|           |                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, Gazebo, Guest Suite, Intercom, Parking-Plug-Ins, Patio, Security Door, Vinyl Windows, Storage Cage |
| Parking   | Stall                                                                                                                   |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Baseboard, Hot Water, Natural Gas                                             |
| # of Stories | 3                                                                             |
| Stories      | 1                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | None, No Basement                                                             |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles, Tar & Gravel                                                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 23rd, 2025 |
|-------------|----------------------|

Days on Market     11  
Zoning                Zone 16  
Condo Fee            \$564

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Listing information last updated on October 4th, 2025 at 7:17am MDT