

## \$308,800 - 47 Royal Road, Edmonton

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MLS® #E4464643

**\$308,800**

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

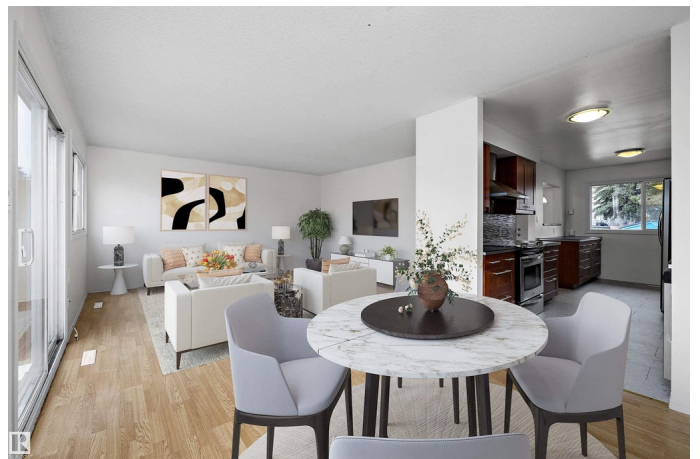
Royal Gardens (Edmonton), Edmonton, AB

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  | \$308,800 |



|                |                   |
|----------------|-------------------|
| 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 | 1                  |
| Zoning         | Zone 16            |
| Condo Fee      | \$425              |

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Listing information last updated on November 4th, 2025 at 9:02pm MST