

# \$149,900 - #303 11445 41 Avenue Nw, Edmonton

MLS® #E4459479

**\$149,900**

2 Bedroom, 1.00 Bathroom, 825 sqft

Single Family

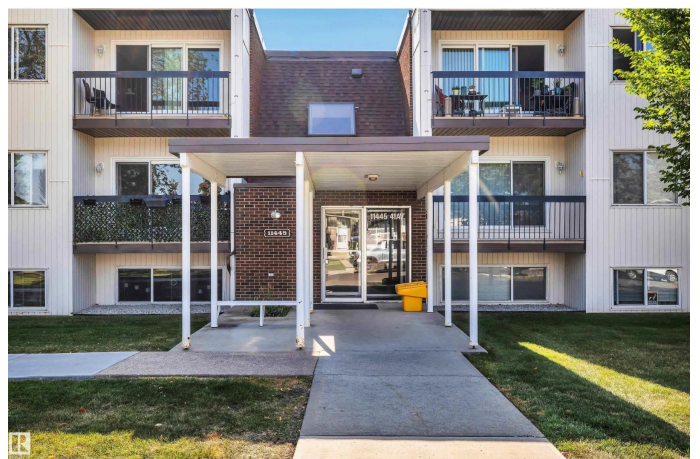
Royal Gardens (Edmonton), Edmonton, Alberta

Welcome to this bright and functional top-floor condo in the well-managed, pet-friendly (with board approval) Cedarbrae Gardens! Featuring 2 bedrooms, 1 bathroom, a galley-style kitchen, and a spacious living area with large windows and access to a private covered patio, this home is designed for both comfort and convenience. Enjoy the added benefits of in-suite laundry, a dedicated storage locker, and a parking stall, along with building amenities including a gym and guest suite. Ideally located with easy access to Southgate Mall, the University of Alberta, Snow Valley, Whitemud Highway, and a variety of dining options! Whether you're a first-time buyer, looking to downsize, or seeking a solid investment property, this condo offers the ideal blend of comfort, value, and lifestyle! (id:6289)

Built in 1970

## Essential Information

Listing #	E4459479
Price	\$149,900
Bedrooms	2
Bathrooms	1.00
Square Footage	825
Year Built	1970
Type	Single Family
Sub-Type	Condominium/Strata



## Community Information

Address	#303 11445 41 Avenue Nw
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
Province	Alberta
Postal Code	T6J0T9

## Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	Paved lane, No Animal Home, No Smoking Home
Parking	Stall

## Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, See remarks
Heating	Baseboard heaters

## Listing Details

Listing Office      Exp Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 9:31pm CDT