

# \$114,900 - 204 11425 41 Avenue, Edmonton

MLS® #E4424681

**\$114,900**

1 Bedroom, 1.00 Bathroom, 648 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Step into luxury with this beautifully upgraded 1-bedroom, 1-bathroom, 648sq. ft. condo in the highly coveted Royal Gardens community. Recently enhanced with ceramic tile, laminate flooring, fresh paint, updated window coverings, countertops, and cabinets, this home exudes modern elegance. Large windows flood the space with natural light, while suspended lighting fixtures add a touch of sophistication. Convenience meets style with in-suite laundry and ample storage, alongside a separate coat closet. The spacious living room seamlessly extends to a full patio, perfect for entertaining or relaxation. Retreat to the master bedroom with its generous layout and oversized closet, and indulge in the luxurious ambiance of the full bathroom, complete with ample cabinetry and a beautifully tiled bath/shower surround. Located near transit, schools, major roadways, shopping, and Confederation Park, this residence offers the epitome of modern urban living. Don't miss this splendid opportunity!

Built in 1970

## Essential Information

MLS® # E4424681

Price \$114,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 648                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 204 11425 41 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T9                  |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, See Remarks |
| Parking   | Stall   |

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 65              |
| Zoning         | Zone 16         |
| Condo Fee      | \$423           |

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