

# **\$139,000 - 106 11465 41 Avenue, Edmonton**

MLS® #E4428086

**\$139,000**

2 Bedroom, 1.00 Bathroom, 814 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

This beautifully upgraded corner unit in Royal Gardens presents an exceptional investment opportunity or ideal starter home, featuring fresh interior paint and premium luxury vinyl plank flooring throughout, a spacious primary bedroom (easily accommodating king-size furnishings), a generously-sized second bedroom with large closet, and a tastefully bathroom with contemporary fixtures. The unit boasts convenient in-suite laundry facilities and upgraded plumbing with individual shut-off valves, while residents enjoy access to superb community amenities including a modern fitness center, social lounge, and guest suite. Nestled in a prime location close to schools, restaurants, medical facilities, No Frills grocery store, and with excellent access to Confederation Leisure Center, Southgate Mall and LRT transit, this turnkey property offers both investors strong rental potential and first-time buyers a wonderful move-in ready home in an established community.

Built in 1970

## **Essential Information**

MLS® #	E4428086
Price	\$139,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	814
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 11465 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T9

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 28th, 2025
Days on Market	89
Zoning	Zone 16
Condo Fee	\$516

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