

# **\$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 | 23               |
| Zoning         | Zone 16          |
| Condo Fee      | \$516            |

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Listing information last updated on April 20th, 2025 at 10:32am MDT