

\$139,900 - 303, 11445 41 Avenue Nw, Edmonton

MLS® #A2258762

\$139,900

2 Bedroom, 1.00 Bathroom, 825 sqft

Residential on 0.00 Acres

Royal Gardens_EDMO, Edmonton, Alberta

PRICE REDUCTION!! 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!

Built in 1970

Essential Information

MLS® #	A2258762
Price	\$139,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	825
Acres	0.00
Year Built	1970



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	303, 11445 41 Avenue Nw
Subdivision	Royal Gardens_EDMO
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6J 0T9

Amenities

Amenities	Other, Snow Removal, Trash, Fitness Center, Guest Suite
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Radiant
Cooling	None
# of Stories	3

Exterior

Exterior Features	Other
Construction	Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	43
Zoning	RM h16

Listing Details

Listing Office	Onyx Realty Ltd.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.