

# \$154,900 - 305, 11455 41 Avenue Nw, Edmonton

MLS® #A2262682

**\$154,900**

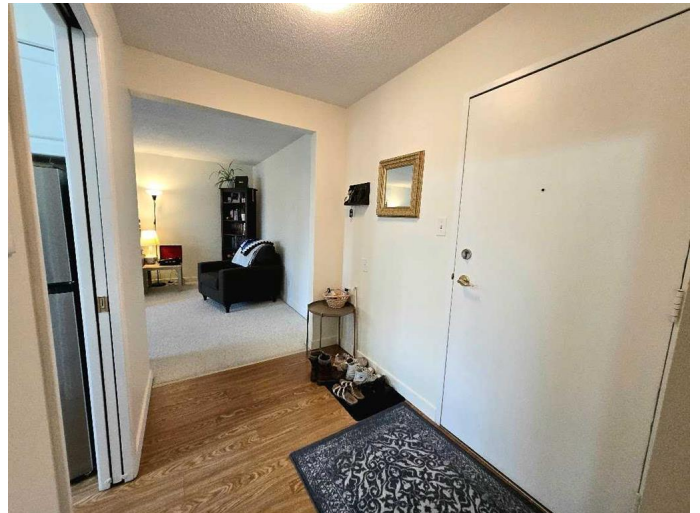
2 Bedroom, 1.00 Bathroom, 923 sqft

Residential on 0.00 Acres

Royal Gardens\_EDMO, Edmonton, Alberta

Welcome to your dream home in the heart of Royal Gardens! This exquisite top-floor 2-bedroom, 1-bathroom condo in the sought-after Cedarbrae Gardens complex offers a perfect blend of modern comfort and serene living with stunning courtyard views. Spanning 923 square feet, this bright and spacious unit features a generous and bright living room, a stylish galley-style kitchen with a cozy dining space, an in-suite laundry room, and a private covered balcony ideal for relaxing or entertaining. Built around 1970 with many upgrades since, this pet-friendly (with board approval) low-rise building elevates your lifestyle with an array of amenities, including a fitness center with sauna, gazebo, storage lockers, guest suite, social room and outdoor parking with plug-ins. Located in a vibrant, walkable and bikeable neighborhood, you're surrounded by lush green spaces and parks, with easy access to public transit via nearby bus stops and Southgate LRT station. Enjoy the convenience of a variety of dining options, shopping at Southgate Mall, top-rated schools, various amenities and recreational facilities, all while being minutes from downtown via Whitemud Drive and you're also a short commute to the University of Alberta. Don't miss this rare opportunity to own a stylish, well-connected home in one of Edmonton's desirable communities!

Built in 1970



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2262682          |
| Price          | \$154,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 923               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 305, 11455 41 Avenue Nw |
| Subdivision | Royal Gardens_EDMO      |
| City        | Edmonton                |
| County      | Edmonton                |
| Province    | Alberta                 |
| Postal Code | T6J 0T9                 |

## Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Laundry, Parking, Fitness Center, Gazebo |
| Parking Spaces | 1                                        |
| Parking        | Stall                                    |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked  |
| Heating           | Radiant                                                                     |
| Cooling           | None                                                                        |
| # of Stories      | 3                                                                           |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Roof              | Flat               |

Construction            Brick, Vinyl Siding

**Additional Information**

Date Listed            October 6th, 2025  
Days on Market        29  
Zoning                    16

**Listing Details**

Listing Office           Coldwell Banker Battle River Realty

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.