

## \$165,000 - 306 11425 41 Avenue, Edmonton

MLS® #E4430092

**\$165,000**

2 Bedroom, 1.00 Bathroom, 908 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to Cedarbrae Garden & it's park like setting. This fabulous 2 bed & 1 bath top floor end unit condo is move in ready including updated vinyl plank flooring, paint throughout, updated kitchen & bathroom. The spacious living room is bright with a large patio door that floods the room with the morning sun. The kitchen updates include countertops, cabinet doors and a Bosch dishwasher. The primary bedroom is ample with room for a king sized bed plus has 2 closets. The second bedroom is good sized with plenty of space for a guest room and office together. The bathrooms updates include a vanity, sink, shower doors and toilet. The condo also features in suite laundry, plenty of storage within plus additional storage cage provided. Cedarbrae Gardens has an exercise room, social room, gazebo and guest suite. Conveniently located near Southgate Mall, the Whitemud, the LRT, shopping, leisure centre, multiple schools and the U Of A. Welcome Home! Some photos are virtual staged & not exactly to scale.

Built in 1970

### Essential Information

MLS® # E4430092

Price \$165,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 908                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 306 11425 41 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T9                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, Exercise Room, Gazebo, Intercom, Parking-Plug-Ins, Social Rooms, Storage-In-Suite, Storage-Locker Room, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas  |
| # of Stories | 3   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles, Tar & Gravel   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Richard Secord School |
| Middle     | Vernon Barford School |
| High       | Harry Ainlay School   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 16          |
| Condo Fee      | \$587            |

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Listing information last updated on April 20th, 2025 at 3:17pm MDT