

## \$145,000 - 206 11455 41 Avenue, Edmonton

MLS® #E4437924

**\$145,000**

2 Bedroom, 1.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

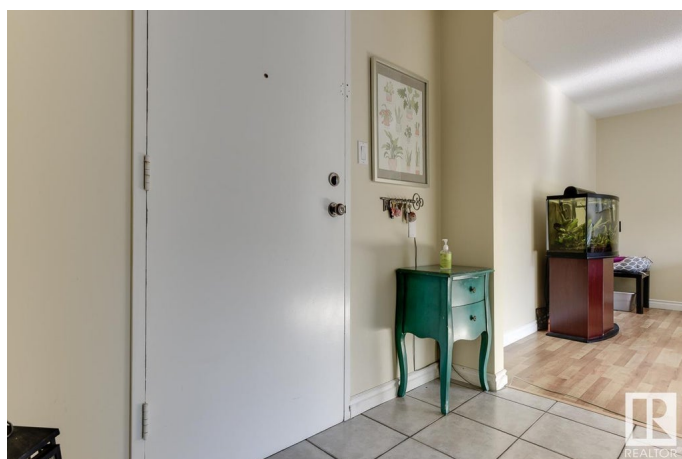
Royal Gardens (Edmonton), Edmonton, AB

Welcome to Unit 206 in Cedarbrae Gardens. This charming 2-bedroom, 1-bath unit is truly a hidden gem. It features a full in-suite laundry room, ample kitchen and cabinet space, laminate and tile flooring throughout, and a fantastic color palette. Overlooking the courtyard and green space, this unit boasts one of the most desirable locations in the complex. Enjoy free access to the condo's gym facilities. Conveniently located near Whitemud Creek Ravine South, shopping, restaurants, the LRT, ETS, and Southgate Mall. This is the perfect home for any student or young professional seeking both value and location.

Built in 1970

### Essential Information

MLS® #	E4437924
Price	\$145,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	904
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	206 11455 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T9

### Amenities

Amenities	On Street Parking, Patio, Security Door, Storage-In-Suite
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Tar & Gravel
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	11
Zoning	Zone 16
Condo Fee	\$587

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Listing information last updated on June 2nd, 2025 at 7:02am MDT