

## \$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	22
Zoning	Zone 16
Condo Fee	\$587

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 6:47pm MDT