

\$578,800 - 11251 41 Avenue, Edmonton

MLS® #E4445818

\$578,800

6 Bedroom, 4.00 Bathroom, 2,020 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

PRIME SOUTH CENTRAL LOCATION tucked into a quiet keyhole w/ unique CUSTOM FLOORPLAN. Original owners have maintained & cared for this property! Over 2,000sf ABOVE GRADE plus FINISHED BASEMENT W/ 10.5' CEILINGS. Move-in & enjoy mid-century living or update to find a mix of mid-century & modern! Stunning living room w/ brick fireplace (onlooking landscaped cul-de-sac), formal dining & kitchen are the perfect spaces to congregate. Upstairs find 2 spare bdrms, 5pc shared bthrm & lrg primary rm w/ 3pc ensuite. Main level complete w/ bdrm (or office), 3pc bthrm, family rm & laundry rm (w/ sink). Basement great to entertain + 5th bdrm (& potential of 6th bdm). PIE LOT allows for ample yard space, massive concrete lounging pad, mature trees/perennials & OVERSIZED DOUBLE GARAGE. Windows updated to dbl pane, newer shingles & irrigation system. Located w/in a few minute walk of Louis St. Laurent, Harry Ainlay & Confederation Leisure Centre/Park. Plus shopping/dining, LRT/transit & major arteries easily accessible.



Built in 1968

Essential Information

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Price \$578,800

Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,020
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	11251 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T6

Amenities

Amenities	On Street Parking, Ceiling 10 ft., Closet Organizers, Patio, Sprinkler Sys-Underground, See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	RichardSecord/StBoniface
Middle	VernonBarford/LSL
High	HarryAinlay/LSL

Additional Information

Date Listed	July 3rd, 2025
Days on Market	8
Zoning	Zone 16

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Listing information last updated on July 11th, 2025 at 8:32pm MDT