

Courtesy Of Ken Kunkel Of Park Realty

## \$134,900 - 306 11415 41 Avenue, Edmonton

MLS® #E4461216

**\$134,900**

2 Bedroom, 1.00 Bathroom, 907 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Top Floor Corner Unit, Exceptional Layout, Private Balcony, In-Suite Laundry, and so much more! Welcome to this bright, spacious, and beautifully appointed top-floor corner unit—one of the largest in the building. Offering a thoughtfully designed layout with two generous bedrooms, a full 4-piece bath, and a large in-suite storage room. The primary bedroom accommodates a king-sized bed with room to spare, while the second bedroom offers versatility as a guest room or home office. The expansive living area is filled with natural light, with ample space. Step outside to your private balcony through oversized patio doors and enjoy peaceful views of the landscaped courtyard and walking path—a perfect spot for morning coffee or evening relaxation. The well-appointed galley kitchen features modern cabinetry and plenty of cupboard storage. In-suite laundry adds to the everyday convenience. Enjoy peace of mind with condo fees that include heat, water, parking, and access to a private fitness room.

Built in 1970

### Essential Information

MLS® # E4461216

Price \$134,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 907                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 306 11415 41 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T9                  |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, No Smoking Home, Parking-Visitor, Patio, See Remarks |
| Parking   | Stall                                                                                       |

### Interior

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

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                                      |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                                            |
| Construction      | Wood, Brick, Metal                                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 7th, 2025  
Days on Market                15  
Zoning                              Zone 16  
Condo Fee                        \$587

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Listing information last updated on October 22nd, 2025 at 10:17am MDT