

Courtesy Of Natalia Bandola Of RE/MAX River City

## \$110,000 - 104 11445 41 Avenue, Edmonton

MLS® #E4458810

**\$110,000**

1 Bedroom, 1.00 Bathroom, 609 sqft

Condo / Townhouse on 0.00 Acres

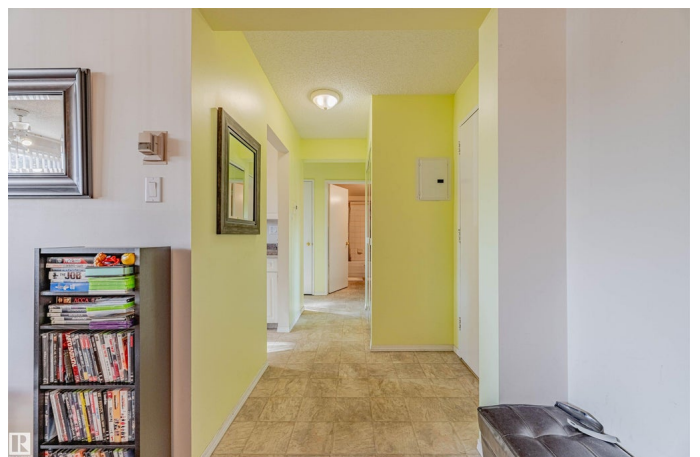
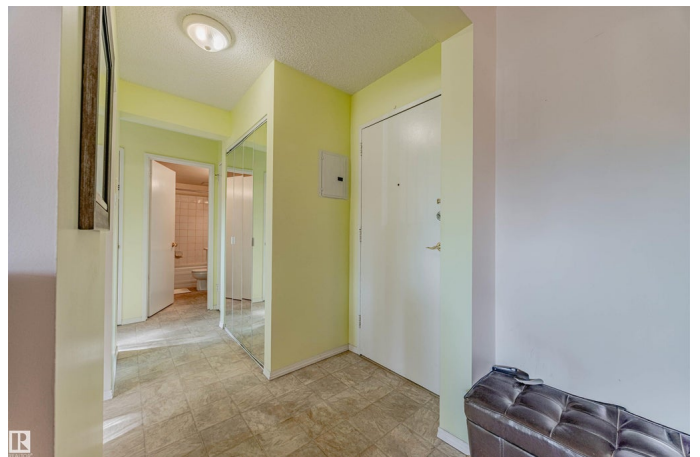
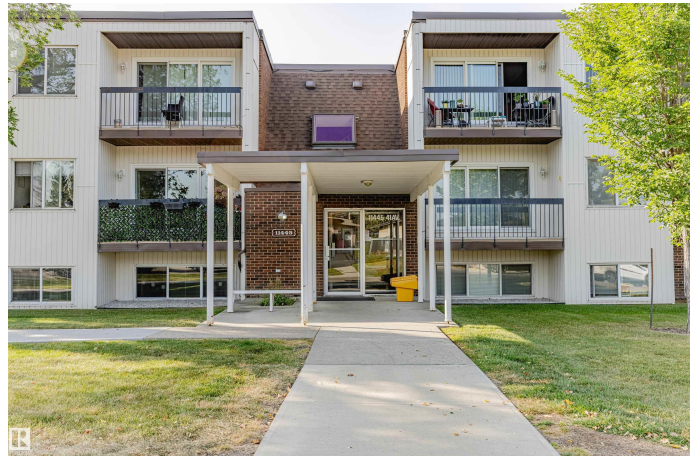
Royal Gardens (Edmonton), Edmonton, AB

Welcome to this cozy one-bedroom condo located in one of the most desirable neighborhoods in Edmonton, Royal Gardens. It is hard to beat Edmonton Southwest! You will have all you need for comfortable living here - lots of good schools: elementary, junior high and high schools, including French Immersion, shopping centers, restaurants, coffee shops, golf courses, all major transportation routes, snow valley for winter fun, extensive net of extremely picturesque nature walking paths, sports and recreation centers, anything you want! And the apartment has been very well maintained by the same owner for the last 20 years with one parking stall available, pets allowed with the board approval, gym and spacious storage room just next door to this condo, which is very convenient. It is a perfect opportunity for first time buyers to build equity or savvy investors.

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458810  |
| Price          | \$110,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 609       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1970                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 104 11445 41 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T9                  |

### Amenities

|                |                                                                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Exercise Room, Gazebo, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage Cage |
| Parking Spaces | 1                                                                                                                                                               |
| Parking        | Stall                                                                                                                                                           |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                      |
| # of Stories | 3                                           |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | None, No Basement                           |

### Exterior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                                                                             |
| Exterior Features | Airport Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Tar & Gravel                                                                                                                                                           |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 16              |
| Condo Fee      | \$399                |

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Listing information last updated on September 23rd, 2025 at 3:47am MDT