

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

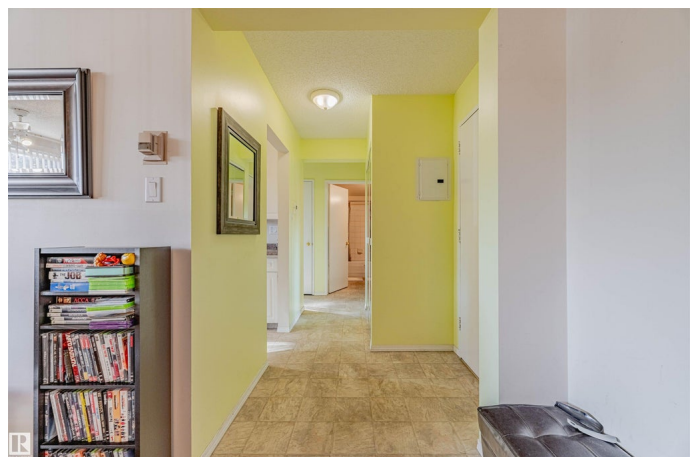
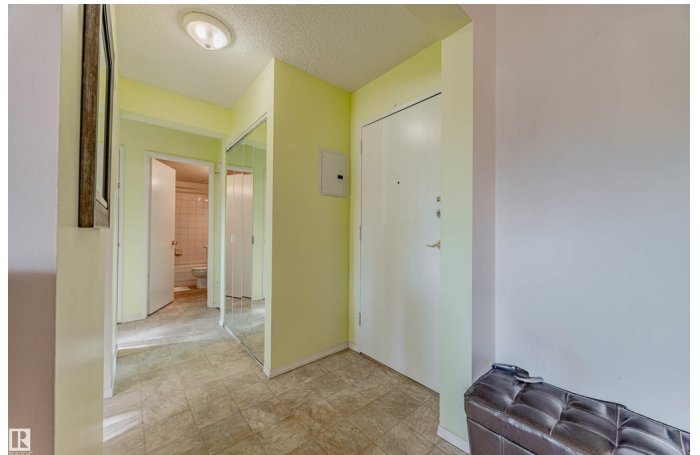
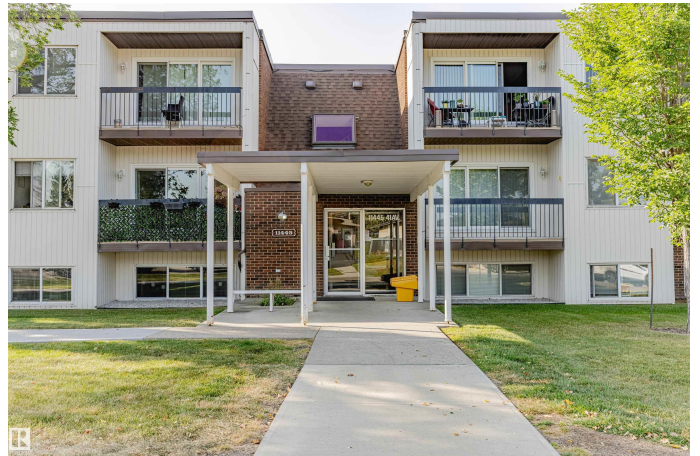
Royal Gardens (Edmonton), Edmonton, AB

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 4:47am MDT