

# **\$148,900 - 207 11465 41 Avenue, Edmonton**

MLS® #E4454396

**\$148,900**

2 Bedroom, 1.00 Bathroom, 815 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to Your Next Home in Southgate â€“ Ideal for First-Time Buyers, Investors & Students! Nestled in the heart of the desirable Southside area, this spacious and bright 2-bedroom apartment offers unbeatable value in a well-maintained, amenity-rich complex. Whether you're looking for your first home, a smart investment, or a comfortable space near school or work, this unit checks all the boxes. Located in a quiet, established community, the complex features everything you need to enjoy a vibrant and easy lifestyle â€“ including a central park space, fitness gym, social events room, and guest suite for visiting family or friends. Inside, you'll find a clean, move-in-ready unit with: Generous-sized bedrooms offering great storage A well-appointed kitchen with ample counter space and cabinetry In-suite laundry and all major appliances included Bright windows with coverings A layout that maximizes both privacy and comfort Enjoy the convenience of living just minutes away from South common & whitemud!

Built in 1970

## **Essential Information**

MLS® # E4454396

Price \$148,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	207 11465 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T9

### Amenities

Amenities	Exercise Room, Gazebo, Guest Suite, No Animal Home, No Smoking Home, Recreation Room/Centre, Security Door, Storage-Locker Room, Vinyl Windows
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Curtains and Blinds
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 16
Condo Fee	\$468



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