

\$159,000 - 302 11425 41 Avenue, Edmonton

MLS® #E4459091

\$159,000

2 Bedroom, 1.00 Bathroom, 883 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to Cedarbrae Garden & it's park like setting. This fabulous south facing 2 bed & 1 bath top floor condo is move in ready including updated flooring, kitchen and bathroom. The spacious living room is bright with a large patio door that floods the room with the sun. The kitchen updates include countertops, cupboards and stainless steel appliances. The primary bedroom is ample with room for a king sized bed plus plenty of storage. The second bedroom is good sized and bright. The bathroom is updated and very stylish. The condo also features in suite laundry, plenty of storage within plus additional storage cage provided. Cedarbrae Gardens has an exercise room, social room, gazebo and guest suite. Conveniently located near Southgate Mall, the Whitemud, the LRT, shopping, leisure centre, multiple schools and the U Of A. Welcome Home!

Built in 1970

Essential Information

MLS® #	E4459091
Price	\$159,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	883



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

Community Information

Address	302 11425 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T9

Amenities

Amenities	Deck, Exercise Room, Gazebo, Guest Suite, Intercom, Parking-Plug-Ins, Patio, Security Door, Vinyl Windows, Storage Cage
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles, Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 23rd, 2025
-------------	----------------------

Days on Market	9
Zoning	Zone 16
Condo Fee	\$564

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 2nd, 2025 at 12:02pm MDT