

## **\$125,000 - 105 11415 41 Avenue, Edmonton**

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MLS® #E4461076

**\$125,000**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

RARE 2 bedroom, 2 bathroom condo with walkout patio in the always desirable complex of Cedarbrae. A mature building in great location, walking distance to grocery store, restaurants and schools. This unit is waiting your special touch to update and make it your own. Large living room overlooking the quiet courtyard with west facing patio perfect for the evening sun. Galley kitchen and dining room that is practical. 2 large bedrooms - one with a full ensuite and walkthrough closet. The main 4 piece bathroom has just been renovated. In suite laundry, potential storage room, gym and guest suite. Exceptional value in this undervalued building!



Built in 1970

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4461076          |
| Price          | \$125,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 922               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |

|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 105 11415 41 Avenue      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T9                  |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Guest Suite, Intercom, Parking-Visitor, Patio, Security Door, Storage-Locker Room |
| Parking   | Stall                                                                                            |

### Interior

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

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                     |
| Exterior Features | Airport Nearby, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles, Tar & Gravel                                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 16           |
| Condo Fee      | \$587             |

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Listing information last updated on October 27th, 2025 at 11:17am MDT