

Courtesy Of Ken Kunkel Of Park Realty

\$134,900 - 306 11415 41 Avenue, Edmonton

MLS® #E4461216

\$134,900

2 Bedroom, 1.00 Bathroom, 907 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Top Floor Corner Unit, Exceptional Layout, Private Balcony, In-Suite Laundry, and so much more! Welcome to this bright, spacious, and beautifully appointed top-floor corner unit—one of the largest in the building. Offering a thoughtfully designed layout with two generous bedrooms, a full 4-piece bath, and a large in-suite storage room. The primary bedroom accommodates a king-sized bed with room to spare, while the second bedroom offers versatility as a guest room or home office. The expansive living area is filled with natural light, with ample space. Step outside to your private balcony through oversized patio doors and enjoy peaceful views of the landscaped courtyard and walking path—a perfect spot for morning coffee or evening relaxation. The well-appointed galley kitchen features modern cabinetry and plenty of cupboard storage. In-suite laundry adds to the everyday convenience. Enjoy peace of mind with condo fees that include heat, water, parking, and access to a private fitness room.

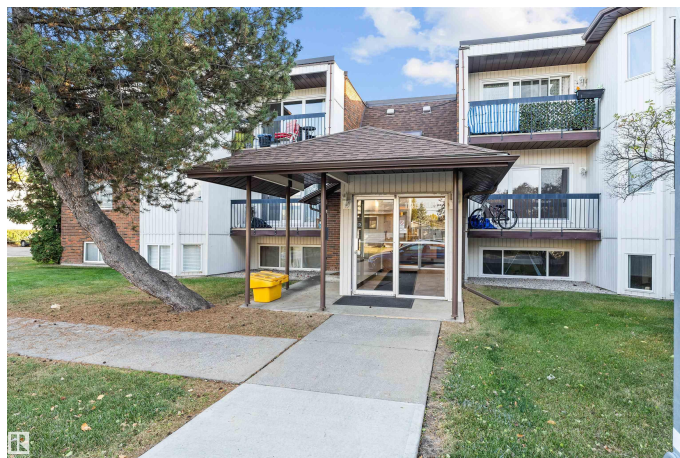
Built in 1970

Essential Information

MLS® # E4461216

Price \$134,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	907
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	306 11415 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T9

Amenities

Amenities	Off Street Parking, On Street Parking, No Smoking Home, Parking-Visitor, Patio, See Remarks
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Brick, Metal

Foundation Concrete Perimeter

Additional Information

Date Listed October 7th, 2025
Days on Market 32
Zoning Zone 16
Condo Fee \$587

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