

\$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, Freezer, Microwave Hood Fan, Refrigerator, 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	12
Zoning	Zone 16
Condo Fee	\$468



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 September 2nd, 2025 at 10:17pm MDT