

Courtesy Of Ashley Billingsley Of Century 21 Leading

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

MLS® #E4460294

\$148,900

2 Bedroom, 1.00 Bathroom, 815 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Southgate Living â€“ Perfect for First-Time Buyers, Investors & Students! This bright and spacious 2-bedroom condo offers unbeatable value in a quiet, amenity-rich complex. With a smart layout, the home features a functional kitchen with ample cabinetry, two generous bedrooms with great storage, in-suite laundry, and large windows that fill the space with natural light. Move-in ready with all major appliances included! The building enhances your lifestyle with amenities rarely found at this price point: a fitness gym, central park space, social room, and a guest suite for family or friends. Located in the heart of Edmontonâ€™s Southside, youâ€™ll love the balance of convenience and comfortâ€”just minutes to South Common, Whitemud Drive, shopping, schools, and transit. Whether youâ€™re looking for your first home, a reliable investment, or a smart alternative to renting, this property checks all the boxes. Donâ€™t miss outâ€”your next chapter starts here!

Built in 1970

Essential Information

MLS® # E4460294

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	Off Street Parking, Detectors Smoke, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Party Room, Security Door, Vinyl Windows
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Intercom, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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	Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	10
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 October 11th, 2025 at 7:47am MDT