

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 | 17                |
| Zoning         | Zone 16           |
| Condo Fee      | \$468             |

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Listing information last updated on October 18th, 2025 at 6:17pm MDT