

## \$294,800 - 17 Royal Road, Edmonton

MLS® #E4438961

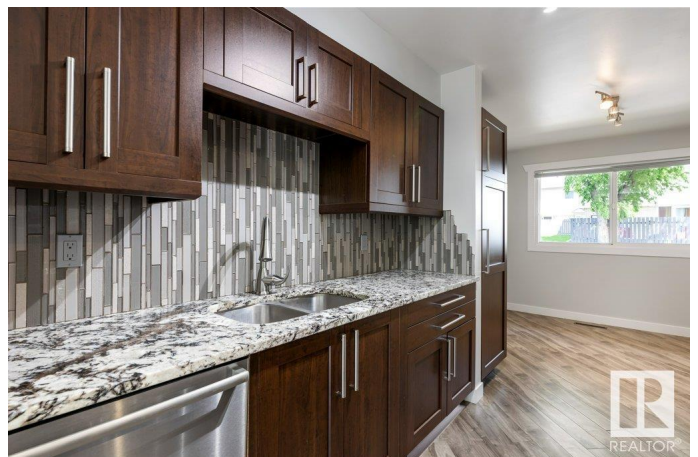
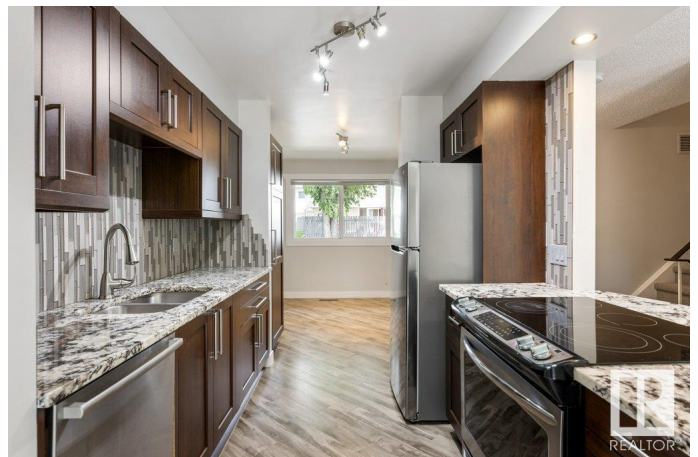
**\$294,800**

3 Bedroom, 1.50 Bathroom, 1,421 sqft  
Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

### RENOVATED IN ROYAL GARDENS!

Spacious END UNIT w/ 3 Bedrooms, 2 Baths now available! Kitchen features GRANITE COUNTERTOPS, glass tile backsplash, breakfast bar & newer, Stainless Steel Appliances. The main floor plan provides both an office/nook/flex space & dining area. Upstairs, Primary Bedroom is complete w/ mirrored closet doors. Two additional Bedrooms are found on this level w/ PARK VIEWS. Main 5-PIECE BATH has been recently renovated to include granite countertops, tile surround & soaker tub. BASEMENT IS FULLY FINISHED providing additional living & storage space. Property is essentially carpet-free. Plenty of windows throughout make for a BRIGHT & SUNNY home. Private, WEST facing FENCED YARD that BACKS ONTO THE RAVINE. Bonus: 2 PARKING STALLS. This neighbourhood qualifies for the highly ranked Schools of Vernon Barford & Richard Secord. Easy access to Trails, University of Alberta (Campus & Hospital), Southgate Mall, Whitemud Drive, LRT & Transit. PET FRIENDLY!



Built in 1968

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4438961  |
| Price  | \$294,800 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,421             |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 17 Royal Road            |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 2E7                  |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | On Street Parking, Storage-In-Suite |
| Parking Spaces | 2                                   |
| Parking        | Stall                               |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Park/Reserve, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Richard Secord/St Boniface |
| Middle     | Vernon Barford/L St Lauren |
| High       | Harry Ainlay/L St Laurent  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 16        |
| Condo Fee      | \$425          |

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Listing information last updated on June 17th, 2025 at 11:02am MDT