

## \$549,000 - 11215 41 Avenue, Edmonton

MLS® #E4456243

**\$549,000**

4 Bedroom, 2.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Fully renovated open-concept bungalow in Royal Gardens! Bright main floor features a spacious living room with large windows, modern kitchen with newer SS appliances, dining area, 3 bedrooms including a primary with ensuite half bath, plus a full bath with double sinks. Fully finished basement offers excellent rental potential with separate entrance, 2 bedrooms, full bath with double sinks, large rec room, second kitchen, and tons of storage space. Updates include new furnace, new hot water tank, newer washer & dryer, and new vinyl flooring throughout the kitchen, baths & basement. South-facing backyard with mature cherry and apple tree, oversized 24'x24' double detached garage, on a 50'x120' lot. Steps to top schools, parks, LRT, Southgate & easy Whitemud access. Move-in ready family home or excellent investment opportunity!

Built in 1966

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456243  |
| Price      | \$549,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,216                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11215 41 Avenue          |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0T6                  |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                           |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | RICHARD SECORD SCHOOL |
|------------|-----------------------|

|        |                       |
|--------|-----------------------|
| Middle | VERNON BARFORD SCHOOL |
| High   | HARRY AINLAY SCHOOL   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 16             |

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