

## \$525,000 - 11511 43 Avenue, Edmonton

MLS® #E4434683

**\$525,000**

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

This beautifully maintained and extensively renovated home in Royal Gardens facing a green belt is a must to see. The home features a 20x22ft 2 car garage and an additional 24x19 ft. heated workshop/garage. The home was re-shingled in 2014, insulation is upgraded and has all new windows and new front and back doors. The kitchen was renovated in 2015 with, water filtration system and awesome pull out cabinets and pantry spaces. Bathrooms were renovated in 2019. There is a full kitchen, 2 bedrooms and a bathroom down. Both furnaces are newer (2021/2024). There are even leaf filters on the house gutters, new railings inside and out, privacy roll shutters on all the lower level windows, and a security system with 2 keypads, back, front and doorbell cameras and programmable lights under the front eaves. The back yard features a deck with a gazebo and garden boxes. Close to Southgate, LRT and U of A.

Built in 1965

### Essential Information

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Price \$525,000

Bedrooms 4

Bathrooms 2.00



Full Baths	2
Square Footage	1,054
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	11511 43 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6Y 0Y6

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Gazebo, Insulation-Upgraded, No Smoking Home, Vinyl Windows, Workshop
Parking Spaces	5
Parking	Double Garage Detached, Shop

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 6th, 2025

Days on Market                59

Zoning                            Zone 16

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