

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	15
Zoning	Zone 16
Condo Fee	\$468

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Listing information last updated on October 16th, 2025 at 7:47am MDT