

## **\$399,900 - 11420 41 Avenue, Edmonton**

MLS® #E4438077

**\$399,900**

5 Bedroom, 2.00 Bathroom, 993 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Nothing to do, unless you want to! This gem of a duplex has been extremely well taken care of, and it shows in spades! The moment you enter this home, your comfort level increases just walking into the sun drenched Living Room, and it only gets better! Featuring the warmth of real hardwood flooring, your next steps lead around the corner to the open Dining Room and Kitchen, replete with newer convection wall oven, cooktop and refrigerator, a truly great working area! Both bathrooms have been recently updated, and the MF windows are now triple pane! Nice! Downstairs, entertain all you want with a huge Family Room, and two additional bedrooms if required! Parking? No problem! There's a double detached back there! Location wise, I mean close to everything, and all within walking distance, from schools, Confed Leisure Centre, retail of every variety, even LRT at Southgate! Royal Gardens is very walkable, and exudes a comfortable lifestyle for its inhabitants. Come and enjoy!

Built in 1966

### **Essential Information**

MLS® # E4438077

Price \$399,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	11420 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T8

### Amenities

Amenities	Insulation-Upgraded, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Open Beam, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Secord St. Boniface
Middle	St. Laurent/ V Barford
High	Ainlay/ L. St. Laurent

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	10
Zoning	Zone 16

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