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303, 11445 41 Avenue NW Edmonton, Alberta

MLS # A2258762



\$144,900

Division: Royal Gardens_EDMO Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 825 sq.ft. Age: 1970 (55 yrs old) **Beds:** 2 Baths: Garage: Off Street, Stall Lot Size: Lot Feat:

Heating: Water: Radiant Floors: Sewer: Vinyl Roof: Condo Fee: \$ 540 **Basement:** LLD: Exterior: Zoning: Concrete RM h16 Foundation: **Utilities:**

Features: Ceiling Fan(s), No Smoking Home, Open Floorplan

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, CURTAIN RODS

PRICE REDUCTION!! Welcome to this bright and functional top-floor condo in the well-managed, pet-friendly (with board approval) Cedarbrae Gardens! Featuring 2 bedrooms, 1 bathroom, a galley-style kitchen, and a spacious living area with large windows and access to a private covered patio, this home is designed for both comfort and convenience. Enjoy the added benefits of in-suite laundry, a dedicated storage locker, and a parking stall, along with building amenities including a gym and guest suite. Ideally located with easy access to Southgate Mall, the University of Alberta, Snow Valley, Whitemud Highway, and a variety of dining options! Whether you're a first-time buyer, looking to downsize, or seeking a solid investment property, this condo offers the ideal blend of comfort, value, and lifestyle!