



**GRASSROOTS**  
REALTY GROUP

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303, 11445 41 Avenue NW  
Edmonton, Alberta

MLS # A2258762



**\$134,900**

Division:	Royal Gardens_EDMO		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	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!