



GRASSROOTS
REALTY GROUP

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305, 11455 41 Avenue NW
Edmonton, Alberta

MLS # A2262682



\$154,900

Division:	Royal Gardens_EDMO		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	923 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	16
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Blinds

Welcome to your dream home in the heart of Royal Gardens! This exquisite top-floor 2-bedroom, 1-bathroom condo in the sought-after Cedarbrae Gardens complex offers a perfect blend of modern comfort and serene living with stunning courtyard views. Spanning 923 square feet, this bright and spacious unit features a generous and bright living room, a stylish galley-style kitchen with a cozy dining space, an in-suite laundry room, and a private covered balcony ideal for relaxing or entertaining. Built around 1970 with many upgrades since, this pet-friendly (with board approval) low-rise building elevates your lifestyle with an array of amenities, including a fitness center with sauna, gazebo, storage lockers, guest suite, social room and outdoor parking with plug-ins. Located in a vibrant, walkable and bikeable neighborhood, you're surrounded by lush green spaces and parks, with easy access to public transit via nearby bus stops and Southgate LRT station. Enjoy the convenience of a variety of dining options, shopping at Southgate Mall, top-rated schools, various amenities and recreational facilities, all while being minutes from downtown via Whitemud Drive and you're also a short commute to the University of Alberta. Don't miss this rare opportunity to own a stylish, well-connected home in one of Edmonton's desirable communities!