

# **\$578,800 - 11251 41 Avenue, Edmonton**

---

MLS® #E4445818

**\$578,800**

6 Bedroom, 4.00 Bathroom, 2,020 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

PRIME SOUTH CENTRAL LOCATION tucked into a quiet keyhole w/ unique CUSTOM FLOORPLAN. Original owners have maintained & cared for this property! Over 2,000sf ABOVE GRADE plus FINISHED BASEMENT W/ 10.5' CEILINGS. Move-in & enjoy mid-century living or update to find a mix of mid-century & modern! Stunning living room w/ brick fireplace (onlooking landscaped cul-de-sac), formal dining & kitchen are the perfect spaces to congregate. Upstairs find 2 spare bdrms, 5pc shared bthrm & lrg primary rm w/ 3pc ensuite. Main level complete w/ bdrm (or office), 3pc bthrm, family rm & laundry rm (w/ sink). Basement great to entertain + 5th bdrm (& potential of 6th bdm). PIE LOT allows for ample yard space, massive concrete lounging pad, mature trees/perennials & OVERSIZED DOUBLE GARAGE. Windows updated to dbl pane, newer shingles & irrigation system. Located w/in a few minute walk of Louis St. Laurent, Harry Ainlay & Confederation Leisure Centre/Park. Plus shopping/dining, LRT/transit & major arteries easily accessible.



Built in 1968

## **Essential Information**

MLS® # E4445818

Price \$578,800

Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,020
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### Community Information

Address	11251 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T6

### Amenities

Amenities	On Street Parking, Ceiling 10 ft., Closet Organizers, Patio, Sprinkler Sys-Underground, See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	RichardSecord/StBoniface
Middle	VernonBarford/LSL
High	HarryAinlay/LSL

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	5
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 7:32pm MDT