

## \$285,000 - 49 Royal Road, Edmonton

MLS® #E4458999

**\$285,000**

3 Bedroom, 1.50 Bathroom, 1,436 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Conveniently located near Whitemud Drive and plenty of amenities - this end unit is also steps from Edmonton's vast trail system! Featuring 3 bedrooms, 2 bathrooms, California Closets throughout, a large kitchen and a southwest facing, fenced backyard. The main floor is home to the spacious living and dining areas, with access to the backyard space. The kitchen has a TON of counter and cabinet space, as well as stainless appliances and a breakfast bar. Upstairs you'll find the large primary suite - it was 2 bedrooms that have been combined to make one large room. There is also another bedroom and full bathroom on this level. The basement is finished with another large bedroom (or rec space) and laundry. This home is a **MUST SEE!**

Built in 1968

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458999  |
| Price          | \$285,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,436     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1968              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 49 Royal Road            |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 2E7                  |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Parking-Visitor |
| Parking   | Stall                                               |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 3                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 29                   |
| Zoning         | Zone 16              |

Condo Fee                    \$423

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