

## \$399,000 - N/A, Edmonton

MLS® #E4459807

**\$399,000**

3 Bedroom, 1.50 Bathroom, 1,171 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Location, location, location! Charming 3 level split located in the highly desirable neighborhood of Royal Gardens. Just steps to Harry Ainlay High School. Walking distance to LRT Southgate station. Very thoughtfully designed layout with three bedrms and 1 and half bath. A quaint kitchen and a comfortable living room. The lower floor boasts a cozy recreation room with a certified wood fireplace as well as laundry facilities. The backyard is perfect for entertaining guests and family. Great opportunity for AirBnb business, or starter home for your growing family!

Built in 1965

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459807               |
| Price          | \$399,000              |
| Lease Rate     | \$16                   |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,171                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |               |
|--------|---------------|
| Style  | 3 Level Split |
| Status | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | N/A                      |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0R1                  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 3                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Partially Finished                                                                          |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                     |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Stucco                                                                     |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 38                   |
| Zoning         | Zone 16              |

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Listing information last updated on November 4th, 2025 at 1:47pm MST