

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

MLS® #E4445818

**\$578,800**

6 Bedroom, 4.00 Bathroom, 2,020 sqft  
Single Family on 0.00 Acres

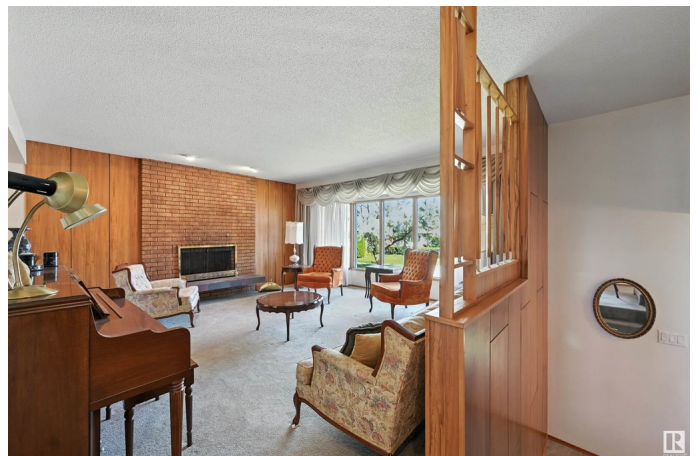
Royal Gardens (Edmonton), Edmonton, AB

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 | 7              |
| Zoning         | Zone 16        |

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Listing information last updated on July 10th, 2025 at 2:03pm MDT