

# \$449,900 - 11732 42 Ave, Edmonton

MLS® #E4446023

## \$449,900

5 Bedroom, 1.50 Bathroom, 1,119 sqft  
Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Beautifully updated bungalow in desirable Royal Gardens! This 1120 sqft home offers 3 bedrooms and 1.5 baths. Features include a renovated kitchen, new vinyl plank flooring, updated lighting, new windows, furnace, and a brand-new rear driveway. Tucked away in a quiet cul-de-sac, this home offers privacy and charm in a family-friendly neighborhood. Close to top-rated schools, shopping, Whitemud Drive, Snow Valley, the U of A, and the Derrick Club—this location can’t be beat!

Built in 1967

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4446023               |
| Price          | \$449,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,119                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11732 42 Ave             |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0W7                  |

## Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Detached                                          |

## Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                          |
| Stories      | 2                                                                                                                  |
| Has Basement | Yes                                                                                                                |
| Basement     | Full, Finished                                                                                                     |

## Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                         |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Stucco                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 2              |
| 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 6th, 2025 at 8:17am MDT