\$294,800 - 17 Royal Road, Edmonton

MLS® #E4438961

\$294,800

3 Bedroom, 1.50 Bathroom, 1,421 sqft Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

RENOVATED IN ROYAL GARDENS! Spacious END UNIT w/ 3 Bedrooms, 2 Baths now available! Kitchen features GRANITE COUNTERTOPS, glass tile backsplash, breakfast bar & newer, Stainless Steel Appliances. The main floor plan provides both an office/nook/flex space & dining area. Upstairs, Primary Bedroom is complete w/ mirrored closet doors. Two additional Bedrooms are found on this level w/ PARK VIEWS. Main 5-PIECE BATH has been recently renovated to include granite countertops, tile surround & soaker tub. BASEMENT IS FULLY FINISHED providing additional living & storage space. Property is essentially carpet-free. Plenty of windows throughout make for a BRIGHT & SUNNY home. Private, WEST facing FENCED YARD that BACKS ONTO THE RAVINE. Bonus: 2 PARKING STALLS. This neighbourhood qualifies for the highly ranked Schools of Vernon Barford & Richard Secord. Easy access to Trails, University of Alberta (Campus & Hospital), Southgate Mall, Whitemud Drive, LRT & Transit. PET FRIENDLY!







Built in 1968

Essential Information

MLS® # E4438961 Price \$294,800 Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,421

Acres 0.00

Year Built 1968

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

Community Information

Address 17 Royal Road

Area Edmonton

Subdivision Royal Gardens (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 2E7

Amenities

Amenities On Street Parking, Storage-In-Suite

Parking Spaces 2

Parking Stall

Interior

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings

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, Park/Reserve, Private Setting, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl Foundation Concrete Perimeter

School Information

Elementary Richard Secord/St Boniface
Middle Vernon Barford/L St Lauren
High Harry Ainlay/L St Laurent

Additional Information

Date Listed May 28th, 2025

Days on Market 20

Zoning Zone 16

Condo Fee \$425

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