

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

MLS® #E4446023

**\$449,900**

4 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	4
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	1
Zoning	Zone 16

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