

\$294,800 - 17 Royal Road, Edmonton

MLS® #E4438961

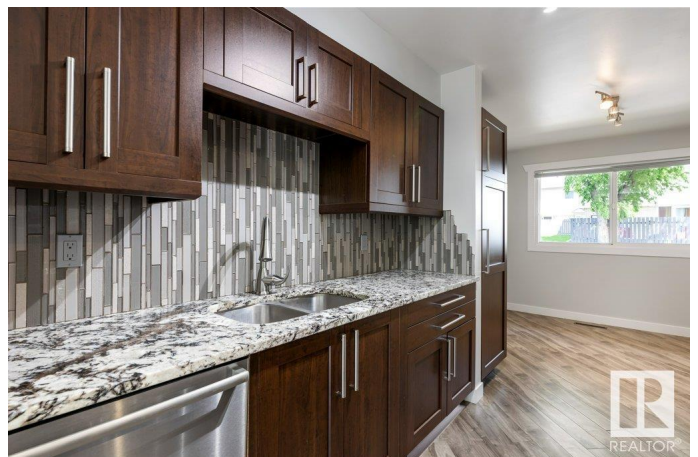
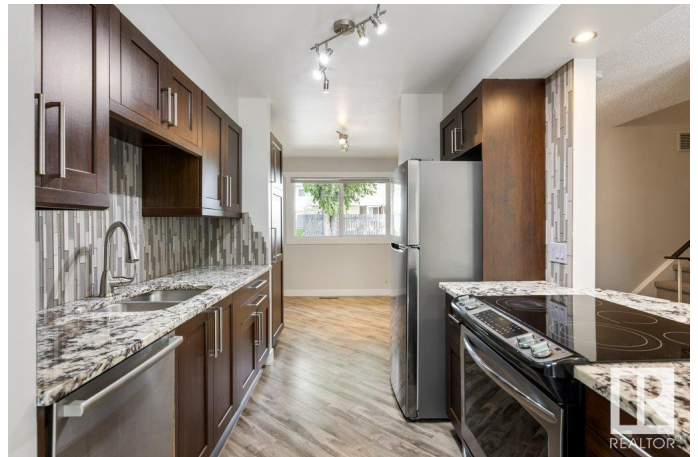
\$294,800

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 | 35 |
| Zoning | Zone 16 |
| Condo Fee | \$425 |

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Listing information last updated on July 2nd, 2025 at 12:32pm MDT