

# \$439,900 - 11528 42 Avenue, Edmonton

MLS® #E4438903

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,014 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

EXCEPTIONAL OPPORTUNITY AND LOCATION in the Sought-After Royal Gardens community where lifestyle and convenience meet! This well-built bi-level has solid bones and a generous lot - the perfect canvas to bring your reno vision to life! With a great layout, 4 spacious bdrs, 2 full baths and tons of natural light on both levels, it's ideal space for families. Or with the bsmt bar area, add a legal or in-law suite for cash flow. Enjoy walking to excellent schools, parks, trails, shopping and public transit. You're minutes from top amenities like Southgate Mall, Derrick Golf Club, and Snow Valley Ski Club. Commuting is easy with Whitemud Drive and LRT access nearby. Whether you're an investor, renovator, or homeowner with a vision, this property offers endless potential. With a large lot, maybe add a new garage with a garden or rental suite? Don't miss your chance to own in a neighborhood known for its family-friendly charm, accessibility, and enduring value.

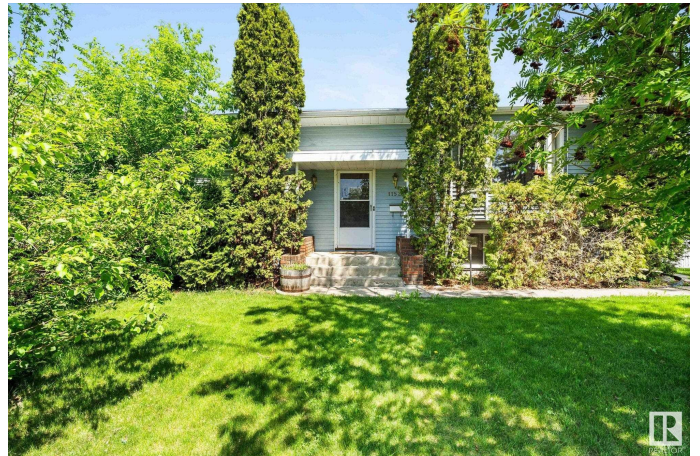
Built in 1965

## Essential Information

MLS® # E4438903

Price \$439,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,014
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	11528 42 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0W5

### Amenities

Amenities	Deck
Parking	Double Garage Detached, Rear Drive Access, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025

Days on Market                4

Zoning                            Zone 16

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