

## \$520,000 - 11311 43 Avenue, Edmonton

MLS® #E4456452

**\$520,000**

5 Bedroom, 2.00 Bathroom, 1,521 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

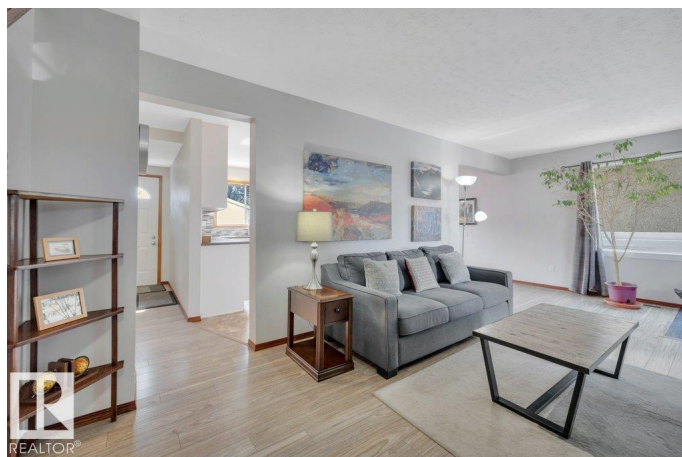
**LOCATION, LOCATION, LOCATION!!!**

Stunning Royal Gardens 2-storey with 5 bedrooms above grade—4 up & 1 on the main with attached ½ bath. Perfect for a large or multi-gen family! The main-floor bedroom works beautifully for guests or a home office. There are 3 bathrooms. Incredible access to top schools, Confederation Leisure Centre, Southgate Mall, Southgate LRT & Whitemud Freeway. Upgrades include full-height kitchen cabinets with GRANITE COUNTERS, newer furnace, hot water tank, AIR CONDITIONING, concrete front pad & double garage driveway. Recent updates: appliances, living room windows & shutters, 2nd-floor carpet, main bath & wood stove. Rare 2 garages—double detached plus single attached (currently storage, but convertible). A fantastic family home in a SOUGHT-AFTER neighbourhood!

Built in 1966

### Essential Information

MLS® #	E4456452
Price	\$520,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	2



Square Footage	1,521
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11311 43 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0X9

### Amenities

Amenities	Air Conditioner
Parking	Front Drive Access, Single Garage Attached, See Remarks

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Lot Description	576.264
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Richard Secord
High	Harry Ainlay High School

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	5
Zoning	Zone 16

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Listing information last updated on September 10th, 2025 at 1:32am MDT