

\$449,900 - 11716 42 Avenue, Edmonton

MLS® #E4455739

\$449,900

5 Bedroom, 2.50 Bathroom, 1,363 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Outstanding CUL-DE-SAC location in Royal Gardens! Surrounded by great schools & parks, close to Whitemud, Southgate, LRT! This 1350sf bungalow has lots of charm with a large vaulted ceiling living room featuring a full wall of south facing windows. The kitchen is large with tons of storage in beautiful original character wood cabinets. There are 3 bedrooms up & 1.5 bathrooms. The basement is finished with a beautiful separate entrance suite. There are newer large windows in the 2 basement bedrooms & lots of space for the second kitchen, dining & rec room. Shared laundry & utilities at the bottom of the stairs. The fenced backyard has a concrete pad, sheltered grass area with a shed & a gravel pad with lots of space for a future double garage at the back alley.

Built in 1966

Essential Information

MLS® #	E4455739
Price	\$449,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,363
Acres	0.00



Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11716 42 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1A7

Amenities

Amenities	Vinyl Windows, Wood Windows
Parking	Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Geo Thermal
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Richard Secord
Middle	Vernon Barford

High

Harry Ainlay

Additional Information

Date Listed September 2nd, 2025

Days on Market 57

Zoning Zone 16

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