

## \$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

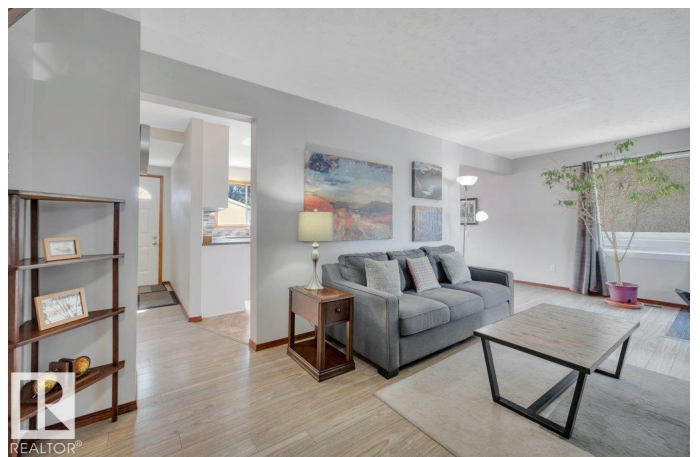
**LOCATION, LOCATION, LOCATION!!!**

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 | 13                  |
| Zoning         | Zone 16             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 7:17am MDT