

## \$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      44

Zoning                Zone 16

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Listing information last updated on October 16th, 2025 at 3:17pm MDT