# **\$289,900 - 47 Royal Road, Edmonton**

MLS® #E4428350

# \$289,900

3 Bedroom, 1.50 Bathroom, 1,317 sqft Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to this charming 3 bedroom townhouse in Royal Gardens! Perfect for families or investors, this home offers spacious living, modern comforts, and an unbeatable location. Enjoy an open-concept main floor, a bright kitchen, and a private backyard, ideal for BBQs and outdoor relaxation. Located near top-rated schools, parks, shopping, and transit, this property ensures convenience at your doorstep. Currently tenant-occupied, making it a great turnkey investment opportunity! The tenant is happy to stay and sign a new lease.



## **Essential Information**

MLS® # E4428350 Price \$289,900

Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,317

Acres 0.00

Year Built

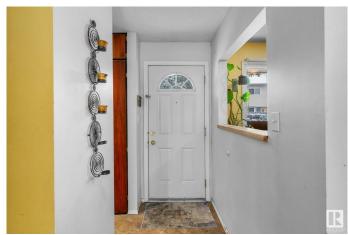
Type Condo / Townhouse

1968

Sub-Type Townhouse

Style 2 Storey







Status Active

# **Community Information**

Address 47 Royal Road

Area Edmonton

Subdivision Royal Gardens (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6J 2E7

#### **Amenities**

Amenities See Remarks

Parking Spaces 1

Parking Stall

# Interior

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 31st, 2025

Days on Market 6

Zoning Zone 16

Condo Fee \$425

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 April 6th, 2025 at 2:02am MDT