

# \$449,900 - 11716 42 Av Nw, Edmonton

MLS® #E4455739

## \$449,900

5 Bedroom, 3.00 Bathroom, 1,363 sqft

Single Family on 0.14 Acres

Royal Gardens (Edmonton), Edmonton, Alberta

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. (id:6289)

Built in 1966

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4455739  |
| Price          | \$449,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Half Baths     | 1         |
| Square Footage | 1,363     |
| Acres          | 0.14      |
| Year Built     | 1966      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |
| Style    | Bungalow      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11716 42 Av Nw           |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| Province    | Alberta                  |
| Postal Code | T6M1A7                   |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Playground, Schools, Shopping, Vinyl Windows |
| Features  | Cul-de-sac, Lane, Wood windows               |
| Parking   | Rear                                         |

### Interior

|              |                                         |
|--------------|-----------------------------------------|
| Appliances   | Dryer, Washer, Refrigerator, Two stoves |
| Heating      | Forced air                              |
| # of Stories | 1                                       |
| Has Basement | Yes                                     |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | MaxWell Challenge Realty |
|----------------|--------------------------|



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