

## \$294,800 - 17 Royal Road, Edmonton

MLS® #E4438961

**\$294,800**

3 Bedroom, 1.50 Bathroom, 1,421 sqft  
Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

### RENOVATED IN ROYAL GARDENS!

Spacious END UNIT w/ 3 Bedrooms, 2 Baths now available! Kitchen features GRANITE COUNTERTOPS, glass tile backsplash, breakfast bar & newer, Stainless Steel Appliances. The main floor plan provides both an office/nook/flex space & dining area. Upstairs, Primary Bedroom is complete w/ mirrored closet doors. Two additional Bedrooms are found on this level w/ PARK VIEWS. Main 5-PIECE BATH has been recently renovated to include granite countertops, tile surround & soaker tub. BASEMENT IS FULLY FINISHED providing additional living & storage space. Property is essentially carpet-free. Plenty of windows throughout make for a BRIGHT & SUNNY home. Private, WEST facing FENCED YARD that BACKS ONTO THE RAVINE. Bonus: 2 PARKING STALLS. This neighbourhood qualifies for the highly ranked Schools of Vernon Barford & Richard Secord. Easy access to Trails, University of Alberta (Campus & Hospital), Southgate Mall, Whitemud Drive, LRT & Transit. PET FRIENDLY!

Built in 1968

### Essential Information

MLS® #	E4438961
Price	\$294,800



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	1968
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	17 Royal Road
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2E7

### Amenities

Amenities	On Street Parking, Storage-In-Suite
Parking Spaces	2
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Park/Reserve, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Richard Secord/St Boniface
Middle	Vernon Barford/L St Lauren
High	Harry Ainlay/L St Laurent

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	33
Zoning	Zone 16
Condo Fee	\$425

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Listing information last updated on June 30th, 2025 at 12:47am MDT