

Courtesy Of Michael R Speers Of MaxWell Challenge Realty

## \$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, Natural Gas
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 64

Zoning Zone 16

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