



11707 44 Avenue Edmonton AB

\$559,500

Nestled at the entrance of a quiet cul-de-sac, enjoy the tranquility with minimal traffic - it's just you and your neighbors! Take advantage of Royal Gardens' array of amenities, including parks, schools from K-12, walking paths, the Confederation Leisure Centre, and Snow Valley skiing. This property isn't just updated, it's upgraded as well! Revel in modern comforts like a 3-piece ensuite, central A/C, hassle-free vinyl fencing, a freshly poured concrete sidewalk, and a stunning tiered deck with vinyl railings. Inside, find a newly renovated kitchen and bathrooms, a recent furnace upgrade, updated main floor windows, pot lighting, and more! Stretch out in this spacious Royal Gardens bungalow, offering ample room for your family both upstairs and down. Plus, Royal Gardens boasts convenient access to major traffic routes and is just a short walk to the Southgate LRT station. Make your next move a great one!

Listing Presented By:



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