

# \$579,900 - 11528 42 Avenue, Edmonton

MLS® #E4459668

**\$579,900**

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Prime location of Royal Gardens Community. This beautifully renovated home is move-in ready and packed with upgrades. Featuring a brand new kitchen, new windows, new flooring, new front and back entrance doors, brand new interior doors, and a new garage roof—all done with high-quality materials—this property truly shines. Inside you'll find 4 spacious bedrooms, a large dining area, and a bright, open living room perfect for family gatherings. Enjoy the ultimate convenience with Southgate LRT station and Southgate Mall just a short walk away, plus a quick LRT ride to the University of Alberta, Downtown, and multiple shopping centers. Surrounded by schools and with easy access to Whitemud Drive, this home is perfect for families or investors alike. With high demand in this desirable neighborhood and every amenity close by, this is an opportunity you don't want to miss!

Built in 1965

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459668  |
| Price      | \$579,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,075                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11528 42 Avenue          |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0W5                  |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Deck                   |
| Parking       | Double Garage Detached |
| Is Waterfront | Yes                    |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                           |
| Exterior Features | Creek, Fenced, Landscaped, Schools, Treed Lot |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Stucco, Vinyl                           |
| Foundation        | Concrete Perimeter                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 35                   |

## Zoning

## Zone 16

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Listing information last updated on October 31st, 2025 at 6:02pm MDT