

## \$289,900 - 161 Royal Road, Edmonton

MLS® #E4465112

**\$289,900**

4 Bedroom, 2.50 Bathroom, 1,301 sqft  
Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to the beautiful Royal Gardens neighbourhood! This large 4 bedroom townhome with 3 bathrooms is an end unit & feels like a house with the private fenced back yard! Great south-central location is just south of the University and close access to the Whitemud and transit. Many updates including newer appliances (stove 2025), newer HE Furnace (2019), Hot water tank (2025), and newer windows. This unit is move in ready. Large full bathroom upstairs with double sink and 4 spacious bedrooms. Half bath on main level with large eat in kitchen, large living room area with space for a formal dining room. Garden doors to a deck and private enclosed sunny yard from living room. Down stairs there is a large 3 piece bath, huge storage area with included shelving and laundry. Basement also has a large open area w/ 2 windows that is ready for your finishing touches: could be another large living area, or potential for 2 more bedrooms! Very well cared for building, condo fee is only \$300. Pet friendly building.

Built in 1968

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4465112  |
| Price    | \$289,900 |
| Bedrooms | 4         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,301             |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 161 Royal Road           |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5J 2E7                  |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Hot Water Natural Gas, Parking-Plug-Ins |
| Parking   | Parking Pad Cement/Paved, Stall         |

### Interior

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                          |
| Stories      | 3                                                                  |
| Has Basement | Yes                                                                |
| Basement     | Full, Finished                                                     |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                             |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Brick, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 16            |
| Condo Fee      | \$300              |

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Listing information last updated on November 14th, 2025 at 3:02pm MST