

# \$279,000 - 47 Royal Road, Edmonton

MLS® #E4428350

**\$279,000**

3 Bedroom, 1.50 Bathroom, 1,317 sqft  
Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to this charming 3 bedroom townhouse in Royal Gardens! Perfect for families or investors, this home offers spacious living, modern comforts, and an unbeatable location. Enjoy an open-concept main floor, a bright kitchen, and a private backyard, ideal for BBQs and outdoor relaxation. Located near top-rated schools, parks, shopping, and transit, this property ensures convenience at your doorstep. Currently tenant-occupied, making it a great turnkey investment opportunity! The tenant is happy to stay and sign a new lease.

Built in 1968

## Essential Information

MLS® #	E4428350
Price	\$279,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,317
Acres	0.00
Year Built	1968
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey



Status Active

### Community Information

Address 47 Royal Road  
Area Edmonton  
Subdivision Royal Gardens (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6J 2E7

### Amenities

Amenities See Remarks  
Parking Spaces 1  
Parking Stall

### Interior

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

### Exterior

Exterior Wood, Vinyl  
Exterior Features Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 31st, 2025  
Days on Market 3  
Zoning Zone 16  
Condo Fee \$425

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