



**Edmonton** **Royal Gardens (Edmonton)** **LP:** \$264,900  
 161 ROYAL RD NW T5J 2E7 **SP:**

**Listing ID #** E4465112 **ACTIVE**  
**Building Type** Townhouse  
**Style** 2 Storey  
**Year Built** 1968  
**Full Baths** 2  
**Half Baths** 1  
**Total Baths** 2.1  
**Tot Flr AG SqFt** 1,301.04  
**Sold Date**  
**Bedrooms Above** 4  
**Bedrooms Total** 4  
**Basement** Full  
**Basement Dev** Fully Finished  
**Tot Flr AG SqM** 120.87

**URL-Virtual Tour** **URL-Brochure**

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. 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. Small condo complex, 8 units.

**Directions**

Living Room	6.79 x 3.6	M	Bedroom 3	3.15 x 3.38	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.49 x 2.55	M	Bedroom 4	3.52 x 3.13	U	1	2	M	No	Main		
Kitchen	3.49 x 2.32	M				2	5	U	No	Upper		
Family Room	6.71 x 3.53	B				3	3	B	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd	57.50	618.93
Primary Bedrm	3.52 x 3.39	U				6				Tot Flr AG	120.87	1,301.04
Bedroom 2	3.16 x 3.12	U				7				# Finished	3	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Brick, Vinyl  
**Flooring** Carpet, Laminate Flooring, Linoleum  
**Features** Hot Water Natural Gas, Parking-Plug-Ins  
**Construction** Wood Frame  
**Basement** Full / Fully Finished  
**Separate Ent** No  
**2nd Suite** No **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** **Front Exposure** East  
**Lot Size SqM** 340.67 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$2,656.43 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Incl** Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks  
**Goods Excl**

**Warranty**

**Fireplace**

**FP Fuel**

**FP Type**

**HOA Y/N** No

**HOA Fee/Schd** /

**HOA Fee Incls**

**Site Features** Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools

**Parking** Parking Pad Cement/Paved, Stall

**Road Access** Paved

**Park Encl/Tot** / **Garage Dim**

<b>Condo Name</b>	Lord Byron Place	<b>Floor Location</b>	<b>Floor#</b>
<b>Condo Fee</b>	\$300.00	<b>#Floors in Build</b>	<b>Elevator</b> No
<b>Fee Schedule</b>	Monthly	<b>Balcony/Terrace</b>	<b>Min Age</b>
<b>Fee Includes</b>	Exterior Maintenance, Insur. for Common Areas, Parking, Reserve Fund Contribution, Self Managed	<b>Titled Storage</b>	No
		<b>Parking Type</b>	Assigned
		<b>Unit Exposure</b>	