

## \$96,900 - 102 11324 97 Street, Edmonton

MLS® #E4434164

**\$96,900**

2 Bedroom, 1.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Spruce Avenue, Edmonton, AB

Great opportunity for an investment or first-time buyer! This TWO bedroom, ONE bathroom apartment-style condo in Spruce Avenue offers comfort, functionality, and a fantastic location. Whether you're living in it or adding it to your rental portfolio, this condo is a space to be proud of. Located in a quiet, clean, and well-managed 17-unit building that's centrally situated—close to downtown, NAIT, MacEwan, Victoria School for the Arts, Royal Alex Hospital, major transportation routes, and transit.

Built in 1981

### Essential Information

MLS® #	E4434164
Price	\$96,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



Address	102 11324 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X4

### **Amenities**

Amenities	Parking-Extra, Patio, Security Door, See Remarks
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	Zone 08
Condo Fee	\$555

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 1:32pm MDT