

\$499,800 - 11442 101 Street, Edmonton

MLS® #E4435188

\$499,800

6 Bedroom, 3.00 Bathroom, 1,626 sqft
Single Family on 0.00 Acres

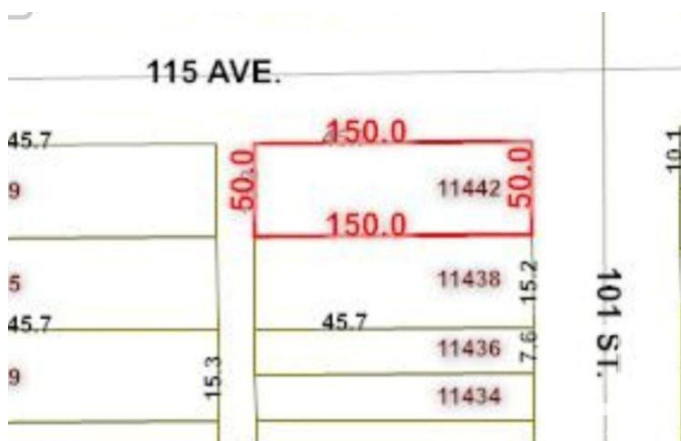
Spruce Avenue, Edmonton, AB

SUITE SPRUCE AVENUE! 6 Bedroom, 3 Bath, LEGAL SECONDARY SUITE PROPERTY now available. The Suites are self-contained - each with their own laundry sets and separate entrances! Carpet-Free Home. Situated on CORNER LOT, 50' W x 150' D, 696.98 m2, with a WEST FACING BACKYARD and DOUBLE GARAGE. Small Scale Residential Zone. Close to public transportation and walking or biking distance to the LRT Station, the Royal Alexandra Hospital, the Glenrose & Kingsway Mall. Downtown is a short drive or bus ride away. Ideal location for students attending NAIT or MacEwan University. Quick access to the Yellowhead. Turn-key property opportunity - ideal home for extended families, those wanting help with mortgage payments, investors, builders or developers.

Built in 1960

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4435188 |
| Price | \$499,800 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,626 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1960 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 11442 101 Street |
| Area | Edmonton |
| Subdivision | Spruce Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 2A8 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | J A McDougall/St Alphonsus |
| Middle | Spruce Ave/St Catherine |

High Victoria School/St Joseph

Additional Information

Date Listed May 8th, 2025

Days on Market 1

Zoning Zone 08

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Listing information last updated on May 9th, 2025 at 12:32pm MDT