

## **\$314,900 - 11515 101 Street, Edmonton**

MLS® #E4457625

### **\$314,900**

4 Bedroom, 2.00 Bathroom, 1,223 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Discover a prime opportunity in the heart of Spruce Avenue with this charming 3-bedroom, 1.5-story home. Perfectly situated just minutes from NAIT, Kingsway Mall, and Royal Alexandra Hospital, the location alone makes the property a standout. Sitting on a generous 4,865 sq. ft. RF3-zoned lot, the options are endless- renovate, redevelop, or design a brand-new infill to suite your vision. Recent upgrades include a top-of-the-line Trane Furnace (valued at \$8000) providing modern comfort and efficiency. While the basement provides excellent potential for a two-bedroom suite with bathroom and unfinished kitchen. Whether you're an investor seeking a redevelopment project or a homeowner looking to join a vibrant growing community, this property is bursting with potential. Don't miss your chance to invest in Spruce Avenue's future! This property is full of possibilities!

Built in 1940

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4457625  |
| Price          | \$314,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,223     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1940                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11515 101 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 2B2          |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, No Smoking Home |
| Parking Spaces | 1                                               |
| Parking        | Single Garage Detached                          |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | ensuite bathroom             |
| Appliances        | Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas    |
| Stories           | 2                            |
| Has Suite         | Yes                          |
| Has Basement      | Yes                          |
| Basement          | Partial, Partially Finished  |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                               |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 43                   |
| Zoning         | Zone 08              |



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Listing information last updated on October 25th, 2025 at 4:32pm MDT