

## \$239,900 - 11621 101 Street, Edmonton

MLS® #E4460715

**\$239,900**

3 Bedroom, 2.00 Bathroom, 915 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Charming 915 sq ft 3 bed 2 bath bungalow on a large (33 ft x 143 ft) lot that is zoned RF3 - great for re-development! Live close to Jasper Ave, NAIT, and MacEwan while enjoying the convenience of downtown living! The main floor offers hardwood flooring throughout, a bright kitchen with freshly painted cabinets, 2 bedrooms and a 4 piece bath. Separate entrance to the basement features a cozy family room, second kitchen, another bedroom, 3-piece bath and laundry area with sink. Recent updates include a new roof for added peace of mind. Enjoy a large fenced in yard with a new lower deck, plus a single detached garage and room to build a double if desired. Perfectly located just 5 minutes to the Royal Alex Hospital, Glenrose Rehab Centre and Kingsway Mall.

Built in 1946

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460715  |
| Price          | \$239,900 |
| Lease Rate     | \$10      |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 915       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1946                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11621 101 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 2B3          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Finished                                                                     |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Stucco                 |
| Exterior Features | Back Lane, Fenced, Flat Site |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Stucco                 |
| Foundation        | Concrete Perimeter           |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | John A. McDougall School |
| Middle     | Killarney School         |
| High       | Victoria School          |

**Additional Information**

Date Listed           October 2nd, 2025  
Days on Market     23  
Zoning                Zone 08

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