

## \$329,800 - 11515 101 Street, Edmonton

MLS® #E4457625

**\$329,800**

4 Bedroom, 2.00 Bathroom, 1,223 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

**SOLD AS IS WHERE IS!** 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	\$329,800
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 6  
Zoning Zone 08



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Listing information last updated on September 18th, 2025 at 5:47am MDT