

## \$329,900 - 11315 106 Street, Edmonton

MLS® #E4434931

**\$329,900**

0 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

SITUATED IN THE EXTREMELY ATTRACTIVE AND HIGHLY DESIRABLE SPRUCE AVENUE NEIGHBORHOOD! This property is directly across the street from KINGSWAY GARDEN MALL, steps from the LRT and only 5 minutes from the DOWNTOWN CORE. Home is in good condition and tenant occupied with a newer double detached garage. very attractive Lot size is 43.5' x 149.9', Fantastic Property with a Great Location

### Essential Information

MLS® #	E4434931
Price	\$329,900
Bathrooms	1.00
Full Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Style	2 Storey
Status	Active

### Community Information

Address	11315 106 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton



County	ALBERTA
Province	AB
Postal Code	T5G 2P6

### Amenities

Parking	Double Garage Detached
---------	------------------------

### Interior

Heating	Natural Gas
---------	-------------

### Exterior

Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
-------------------	--

### Additional Information

Date Listed	May 7th, 2025
-------------	---------------

Days on Market	2
----------------	---

Zoning	Zone 08
--------	---------

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 5:47pm MDT