

\$499,800 - 11442 101 Street, Edmonton

MLS® #E4435188

\$499,800

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

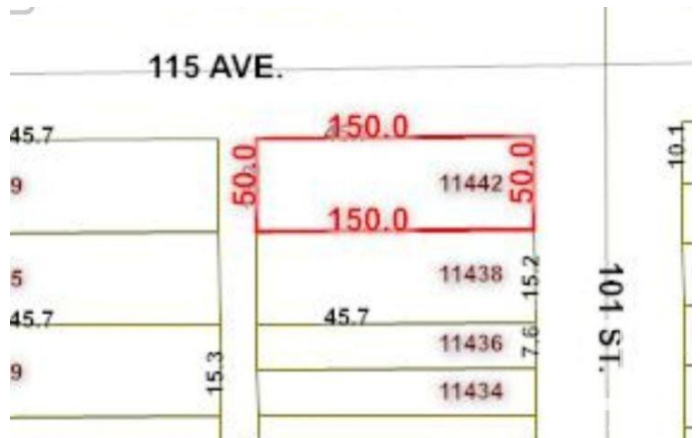
Spruce Avenue, Edmonton, AB

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 5:47pm MDT