

## \$96,900 - 302 11324 97 Street, Edmonton

MLS® #E4440938

**\$96,900**

2 Bedroom, 1.00 Bathroom, 780 sqft

Condo / Townhouse on 0.00 Acres

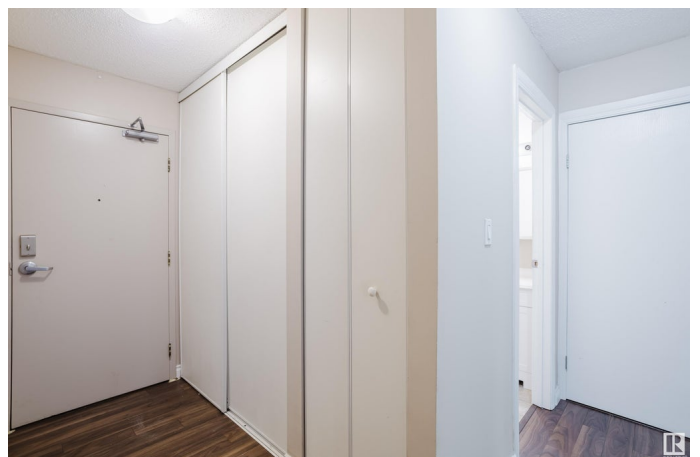
Spruce Avenue, Edmonton, AB

Welcome to Unit 302 in the heart of Spruce Avenue! This TWO bedroom, ONE bathroom apartment-style condo is a great opportunity for first-time buyers or investors. Located in a quiet, clean, and well-managed 17-unit building, this unit offers a functional layout and comfortable living space. Centrally located and close to all amenities—just minutes from downtown, NAIT, MacEwan University, Victoria School for the Arts, Royal Alexandra Hospital, major transit routes, and more. With its convenient location and practical design, this condo is a smart and affordable choice!

Built in 1981

### Essential Information

MLS® #	E4440938
Price	\$96,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	302 11324 97 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X4

## Amenities

Amenities	Deck, Security Door, See Remarks
Parking	Stall

## Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 6th, 2025
Days on Market	17
Zoning	Zone 08
Condo Fee	\$575

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 June 23rd, 2025 at 9:02am MDT