

\$499,900 - 11615 102 Street, Edmonton

MLS® #E4441782

\$499,900

5 Bedroom, 3.50 Bathroom, 1,444 sqft
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Located on a quiet, tree-lined street directly across from a park and school fields, this spacious 5-bedroom raised bungalow offers outstanding rental potential. Situated on a large 7,344 sq ft (50' x 147') lot, it's just minutes from NAIT, Royal Alexandra Hospital, MacEwan University, Kingsway Mall, and downtown—ideal for attracting student or healthcare professional tenants. The main level features updated vinyl plank flooring, a bright west-facing living/dining area, a functional kitchen overlooking a fully fenced backyard, three bedrooms including a primary with 2-piece ensuite, and a 4-piece main bathroom. The fully finished basement includes a separate front entrance, large windows, a second kitchen, two additional bedrooms, and two 3-piece bathrooms—making it perfectly set up for a legal or in-law suite (buyer to verify city requirements). Key infrastructure upgrades include TWO furnaces and TWO electrical panels, offering true suite separation and flexibility.

Built in 1977

Essential Information

| | |
|--------|-----------|
| MLS® # | E4441782 |
| Price | \$499,900 |



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,444 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 11615 102 Street |
| Area | Edmonton |
| Subdivision | Spruce Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 2E9 |

Amenities

| | |
|-----------|---|
| Amenities | Detectors Smoke |
| Parking | Double Garage Detached, Over Sized, Rear Drive Access |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed June 10th, 2025

Days on Market 5

Zoning Zone 08

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Listing information last updated on June 15th, 2025 at 3:32pm MDT