

## \$315,000 - 11206 104 Street, Edmonton

MLS® #E4455716

**\$315,000**

3 Bedroom, 2.00 Bathroom, 787 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Excellent quiet location just behind Glenrose Hospital and walking distance to Royal Alexandra. Also close to Kingsway Mall, LRT, NAIT etc. Perfect for an investor with the tenant already in place. Potential to build a duplex on this 44' x 160' lot!

Built in 1948

### Essential Information

MLS® #	E4455716
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	787
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11206 104 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton



County	ALBERTA
Province	AB
Postal Code	T5G 2K5

### **Amenities**

Amenities	Detectors Smoke
Parking	Single Garage Detached

### **Interior**

Appliances	Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 2nd, 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 September 4th, 2025 at 10:34am MDT