

## \$360,000 - 11548 97 Street, Edmonton

MLS® #E4449647

**\$360,000**

3 Bedroom, 1.50 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

INVESTOR ALERT! FULL 6 PLEX (UNDER CHMC MLI SELECT) READY LOT. 3 UP,3 DOWN.CURRENTLY RENTED.BUILDER/INVERTER READY Prime 33' x 150' corner lot near NAIT, Royal Alex, Kingsway, Ice District, and booming downtown core. High-demand location with strong rental potential or future infill development opportunity. Fully updated character home near NAIT, Royal Alex, Kingsway, Ice District & downtown. Original wood trim & hardwood on main. Basement is newer with wet bar, modern baths (main has jetted tub), and updated kitchen. Two gas fireplaces. Newer plumbing, electrical, furnace & hot water tank. 2 beds up, 1 bed down. Basement has big family room, wet bar & half bath. Fenced yard with 12' x 24' deck. Oversized 24x24 insulated garage with radiant heat + extra parking pad. Corner lot 33' x 150'.

Built in 1932

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449647  |
| Price      | \$360,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 1932                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11548 97 Street |
| Area        | Edmonton        |
| Subdivision | Spruce Avenue   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1X8         |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Deck                      |
| Parking Spaces | 5                         |
| Parking        | 220 Volt Wiring, Double G |
| Remarks        |                           |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Ga<br>Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                             |
| Fireplace    | Yes                                                   |
| Fireplaces   | See Remarks                                           |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Finished                                        |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Stucco               |
| Exterior Features | Corner Lot, Fenced, Landsc |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Stucco               |
| Foundation        | Concrete Perimeter         |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 08         |

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Listing information last updated on August 6th, 2025 at 7:32am MDT