

## **\$399,900 - 11321 102 Street, Edmonton**

MLS® #E4423423

**\$399,900**

4 Bedroom, 4.00 Bathroom, 2,170 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

This charming 2 ST home in Spruce Avenue, originally built in 1926, has numerous upgrades over the years, with the most recent in 2007. These upgrades include a modern kitchen, improved insulation, flooring (hardwood, cork & laminate), baseboards, updated lighting, new windows, siding, shingles, and much more. The home has a total of 2170 sq ft. The main floor features an open concept with the renovated kitchen, dining and living room, 2 bdrms, and 2 ensuite bathrooms. The upper level boasts a central family room, the primary bedroom, a fourth bedroom, and two additional ensuite bathrooms. The basement, while unfinished, features a separate entrance and a Permanent Wood Foundation installed in 2003. The east-facing backyard includes a fantastic three-season sunroom, a double detached garage, & a portable exterior sauna. Situated on a 6000 sq ft lot, tree-lined street, offering easy access to schools, public transportation, Royal Alexandra and Glenrose Hospitals, Kingsway Mall and downtown Edmonton.

Built in 1926

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4423423  |
| Price  | \$399,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,170                  |
| Acres          | 0.00                   |
| Year Built     | 1926                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11321 102 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 2E5          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Sauna; Swirlpool; Steam |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |

|                 |                  |
|-----------------|------------------|
| Lot Description | 40x149.9         |
| Roof            | Asphalt Shingles |
| Construction    | Wood, Vinyl      |
| Foundation      | Wood             |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 64                  |
| Zoning         | Zone 08             |

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Listing information last updated on May 3rd, 2025 at 10:17am MDT