

\$329,800 - 11515 101 Street, Edmonton

MLS® #E4457625

\$329,800

4 Bedroom, 2.00 Bathroom, 1,223 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

SOLD AS IS WHERE IS! Discover a prime opportunity in the heart of Spruce Avenue with this charming 3-bedroom, 1.5-story home. Perfectly situated just minutes from NAIT, Kingsway Mall, and Royal Alexandra Hospital, the location alone makes the property a standout. Sitting on a generous 4,865 sq. ft. RF3-zoned lot, the options are endless-renovate, redevelop, or design a brand-new infill to suite your vision. Recent upgrades include a top-of-the-line Trane Furnace (valued at \$8000) providing modern comfort and efficiency. While the basement provides excellent potential for a two-bedroom suite with bathroom and unfinished kitchen. Whether you're an investor seeking a redevelopment project or a homeowner looking to join a vibrant growing community, this property is bursting with potential. Don't miss your chance to invest in Spruce Avenue's future! This property is full of possibilities!

Built in 1940

Essential Information

MLS® #	E4457625
Price	\$329,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,223
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11515 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2B2

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Smoking Home
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	Zone 08



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