

Courtesy Of Jeffrey Keasey Of Century 21 Masters

## \$569,000 - 11331 103 Street, Edmonton

MLS® #E4425526

**\$569,000**

3 Bedroom, 2.50 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

### APPLIANCES & BLINDS NOW

**INCLUDED!!**This brand-new custom-built home by DL Homes is a must-see! Located on a quiet, tree-lined street in Spruce Avenue, it's just steps away from NAIT, Royal Alex Hospital, Glenrose, Grant MacEwan, and Downtown. This high-quality, modern design features an open-concept layout with 3 spacious bedrooms, 2.5 baths, and a stunning kitchen perfect for entertaining, complete with a quartz island. The main floor boasts vinyl plank flooring, an accent wall, & a cozy electric fireplace. The kitchen showcases sleek grey cabinetry with silver handles, light fixtures, and beautiful quartz countertops. You'll love the functional mudroom with a built-in bench, offering plenty of storage. Upstairs, enjoy beautiful grey tile work in the bathrooms, with quartz countertops that add to the luxurious feel. The laundry room is thoughtfully designed with a convenient sink and ample space. Step outside to entertain on the generously sized deck or park in the double detached garage. Plus 10yr NHW.

Built in 2024

### Essential Information

MLS® # E4425526

Price \$569,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,765
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11331 103 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2H8

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Vinyl Windows, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby, View City

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 13th, 2025  
Days on Market 50  
Zoning Zone 08

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