

## \$349,000 - 11408 101 Street, Edmonton

MLS® #E4439576

**\$349,000**

2 Bedroom, 1.00 Bathroom, 753 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

This property can be bought in conjunction with 11412 101 St or separately. The two lots have a total of 100 ft frontage and 150ft deep. All kinds of redevelopment possibilities . Zoned RF3. The seller has the architectural plans for an eight suite unit with triple garage for each lot, or if the two lots are combined many more possibilities. The home has 100 amp and newer breakers. Tenant pays \$1200/month plus utilities and would like to stay on . Walk to Royal Alex and Norwood Hospitals. Short commute to City Centre , NAIT. Close to parks and schools.

Built in 1941

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439576               |
| Price          | \$349,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 753                    |
| Acres          | 0.00                   |
| Year Built     | 1941                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 11408 101 Street |
| Area        | Edmonton         |
| Subdivision | Spruce Avenue    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 2A8          |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

## Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Refrigerator, Stove-Countertop Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                              |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished                                       |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Flat Site, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 37             |
| Zoning         | Zone 08        |

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Listing information last updated on July 6th, 2025 at 3:47am MDT