

Courtesy Of Brad S Pipella Of Century 21 Masters

## **\$279,900 - 11542 97 Street, Edmonton**

MLS® #E4452232

**\$279,900**

5 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

**FIRST TIME BUYERS & INVESTORS!** Spruce Avenue Bungalow Offering 1678 sf of Developed Living Space with 3 + 2 Beds plus Den & 2 Full Baths. Many Updates over recent years Including Furnace (2020) H2O Tank (2019), Partial Fence (2018), Garage OH Door, Exterior & Interior Doors, Electrical; 100amp panel, Pot Lights, Switches & Receptacles, Drywall, Paint, Ceiling Texture, Kitchen Cabinets & Quartz Counters. The Main Floor Features a Good Sized Living Room & Dining Space w/ Electric Fireplace & Plenty of Windows, Two Large Bedrooms, 4pc Bath & Updated Kitchen. Off the Back is a Large Mudroom/Storage & Den/Small Bedroom. The Basement is Finished with 4pc Bath, Two More Bedrooms, Family Room & Rough-Ins for a 2nd Kitchen. Outside You Can Enjoy Your Front Porch & Fully Fenced Large Back Yard. Single Detached Garage & Additional Parking Stall Provide Ample Parking. Quick Access to Schools, NAIT, Royal Alex Hospital, Kingsway Mall, Yellowhead, Downtown and All Amenities. 33' x 150" Lot. Great Opportunity!!

Built in 1929

### **Essential Information**

MLS® # E4452232

Price \$279,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 1929                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11542 97 Street |
| Area        | Edmonton        |
| Subdivision | Spruce Avenue   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1X8         |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Vinyl Windows                 |
| Parking Spaces | 3                             |
| Parking        | Single Garage Detached, Stall |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Tile Surround                                                              |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | John A. McDougall K-6 |
| Middle     | Spruce Avenue 7-9     |
| High       | Victoria 10-12        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 08          |

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Listing information last updated on August 19th, 2025 at 10:02pm MDT