

## \$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	27
Zoning	Zone 08

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Listing information last updated on June 26th, 2025 at 9:47am MDT