# \$435,000 - 11522 101 Street, Edmonton

MLS® #E4438786

### \$435,000

5 Bedroom, 2.00 Bathroom, 1,433 sqft Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Tastefully refinished raised bungalow with a LEGAL SUITE & separate address, located on an oversized RF3 lot in a prime location south of NAIT, near the Ice District & MacEwan University. This 5-bedroom, 2-bathroom home in Spruce Avenue offers a blend of historic charm & modern updates. Hardwood floors, a mix of original wood &engineered oak, span all levels. Ugrades include all new Durabuilt windows (2023), doors, and a fully insulated & drywalled basement for enhanced efficiency. Natural light floods the home, highlighting new fixtures and illuminating the granite & Corian countertops in the kitchens. The kitchens also feature all new appliances (2023/24) and updated sinks. The main bath boasts full granite tiling, new pedestal sinks, & luxury vinyl flooring on both levels. Fresh priming & painting emphasize the character of coved ceilings, wood casings, & glass pane doors. New sewer line. Home featuring 24OOsqft. of developed living space including the LEGAL Suite!

Built in 1948

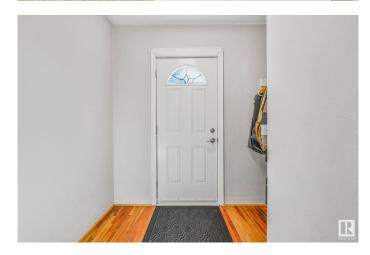
#### **Essential Information**

MLS® # E4438786 Price \$435,000

Bedrooms 5







Bathrooms 2.00 Full Baths 2

Square Footage 1,433 Acres 0.00 Year Built 1948

Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

# **Community Information**

Address 11522 101 Street

Area Edmonton

Subdivision Spruce Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 0E9

## **Amenities**

Amenities Detectors Smoke

Parking Spaces 3

Parking Single Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two

Heating Forced Air-1, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby, Treed Lot

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 27th, 2025

Days on Market 20

Zoning Zone 08

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