

## \$355,000 - 11548 97 Street, Edmonton

MLS® #E4460274

### \$355,000

3 Bedroom, 1.50 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

INVESTOR ALERT! FULL 6 PLEX (UNDER CHMC MLI SELECT) READY LOT. 3 UP,3 DOWN.CURRENTLY RENTED.BUILDER/INVERTER READY Prime 33' x 150' corner lot near NAIT, Royal Alex, Kingsway, Ice District, and booming downtown core. High-demand location with strong rental potential or future infill development opportunity. Fully updated character home near NAIT, Royal Alex, Kingsway, Ice District & downtown. Original wood trim & hardwood on main. Basement is newer with wet bar, modern baths (main has jetted tub), and updated kitchen. Two gas fireplaces. Newer plumbing, electrical, furnace & hot water tank. 2 beds up, 1 bed down. Basement has big family room, wet bar & half bath. Fenced yard with 12' x 24' deck. Oversized 24x24 insulated garage with radiant heat + extra parking pad. Corner lot 33' x 150'.

Built in 1932

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460274  |
| Price      | \$355,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 1932                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11548 97 Street |
| Area        | Edmonton        |
| Subdivision | Spruce Avenue   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1X8         |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Deck                                                                    |
| Parking Spaces | 5                                                                       |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated, See Remarks |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Corner Lot, Fenced, Landscaped, Public Transportation, See Remarks |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information



|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 08           |

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Listing information last updated on October 15th, 2025 at 4:47am MDT