

\$360,000 - 11548 97 Street, Edmonton

MLS® #E4449647

\$360,000

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® #	E4449647
Price	\$360,000
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 G
 Remarks

Interior

Appliances Dryer, Garage Control, Ga
 Washer, Window Coverings
 Heating Forced Air-1, Natural Gas
 Fireplace Yes
 Fireplaces See Remarks
 Stories 2
 Has Basement Yes
 Basement Full, Finished

Exterior

Exterior Wood, Stucco
 Exterior Features Corner Lot, Fenced, Landscap
 Roof Asphalt Shingles
 Construction Wood, Stucco
 Foundation Concrete Perimeter



Additional Information

Date Listed	July 25th, 2025
Days on Market	24
Zoning	Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 18th, 2025 at 1:02am MDT