

## \$349,000 - 11336 101 Street, Edmonton

MLS® #E4425295

**\$349,000**

4 Bedroom, 2.00 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Attention investors! This historic home was originally built in 1928 and sits on a large 50' x 150' lot zoned RS. The neighbouring home, on another 50'x150' lot is also listed for sale. Conveniently located near Downtown, NAIT, Kingsway & Royal Alexandra Hospital. Public transit is readily available just steps from the front door. The 1.5 storey home offers over 1400 square feet of living space above grade plus a partially finished basement. There are 4 bedrooms and 2 full bathrooms along with a large kitchen and dining area. The opportunities are endless!

Built in 1928

### Essential Information

MLS® #	E4425295
Price	\$349,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,442
Acres	0.00
Year Built	1928
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active



## Community Information

Address	11336 101 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2A7

## Amenities

Amenities	Off Street Parking, Deck, Front Porch
Parking	Single Garage Detached

## Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 12th, 2025
Days on Market	2
Zoning	Zone 08

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