

## \$329,900 - 11315 106 Street, Edmonton

MLS® #E4434931

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,160 sqft

Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

SITUATED IN THE EXTREMELY ATTRACTIVE AND HIGHLY DESIRABLE SPRUCE AVENUE NEIGHBORHOOD! This property is directly across the street from KINGSWAY GARDEN MALL, steps from the LRT and only 5 minutes from the DOWNTOWN CORE.

Home is in good condition and tenant occupied with a newer double detached garage. The Upper Level offers 2 Large Bedrooms, Main Level Boasts a Living Room, Dining Room, Kitchen and 3rd Bedroom, Lower Level has a Separate Entrance and offers Second Kitchen, Second Living Room, Full Bath and Large Bedroom. The Lot Size is very attractive at 43.5' x 149.9', Fantastic Property with a Great Location

Built in 1949

### Essential Information

MLS® #	E4434931
Price	\$329,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,160
Acres	0.00
Year Built	1949
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11315 106 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2P6

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers
Parking Spaces	6
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 7th, 2025
Days on Market	12
Zoning	Zone 08

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