

\$314,900 - 11515 101 St Nw Nw, Edmonton

MLS® #E4457625

\$314,900

4 Bedroom, 2.00 Bathroom, 1,223 sqft
Single Family on 0.11 Acres

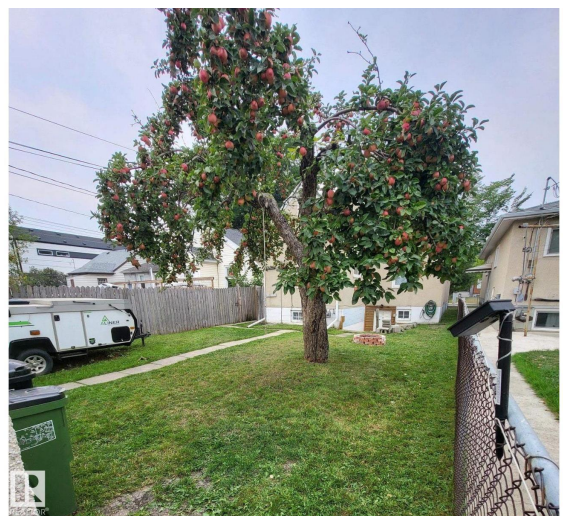
Spruce Avenue, Edmonton, Alberta

SOLD AS IS WHERE IS! Discover a prime opportunity in the heart of Spruce Avenue with this charming 3-bedroom, 1.5-story home. Perfectly situated just minutes from NAIT, Kingsway Mall, and Royal Alexandra Hospital, the location alone makes the property a standout. Sitting on a generous 4,865 sq. ft. RF3-zoned lot, the options are endless-renovate, redevelop, or design a brand-new infill to suite your vision. Recent upgrades include a top-of-the-line Trane Furnace (valued at \$8000) providing modern comfort and efficiency. While the basement provides excellent potential for a two-bedroom suite with bathroom and unfinished kitchen. Whether you're an investor seeking a redevelopment project or a homeowner looking to join a vibrant growing community, this property is bursting with potential. Don't miss your chance to invest in Spruce Avenue's future! This property is full of possibilities! (id:6289)

Built in 1940

Essential Information

Listings #	E4457625
Price	\$314,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,223
Acres	0.11



Year Built	1940
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11515 101 St Nw Nw
Subdivision	Spruce Avenue
City	Edmonton
Province	Alberta
Postal Code	T5G2B2

Amenities

Amenities	Playground, Public Transit, Schools, Shopping, Ceiling - 9ft
Features	No Smoking Home
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Stove
Heating	Forced air
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	McLeod Realty & Management LTD
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