

\$355,000 - 11548 97 St Nw, Edmonton

MLS® #E4460274

\$355,000

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.11 Acres

Spruce Avenue, Edmonton, Alberta

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'. (id:6289)

Built in 1932

Essential Information

Listing #	E4460274
Price	\$355,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,040
Acres	0.11
Year Built	1932



Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	11548 97 St Nw
Subdivision	Spruce Avenue
City	Edmonton
Province	Alberta
Postal Code	T5G1X8

Amenities

Amenities	Public Transit
Features	Corner Site, See remarks
Parking Spaces	5
Parking	Detached Garage, Heated Garage, See Remarks
# of Garages	1

Interior

Appliances	Dryer, Garage door opener remote(s), Garage door opener, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	Royal Lepage Arteam Realty
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