

## \$485,000 - 11443 105 Street, Edmonton

MLS® #E4442250

**\$485,000**

4 Bedroom, 2.00 Bathroom, 1,061 sqft  
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

**UNBEATABLE LOCATION!!!** Welcome to your **COMPLETELY RENOVATED** 1061 sf bungalow with a **FULLY PERMITTED LEGAL SUITE!** This well maintained home is ideally centered between NAIT, Kingsway Mall, & Royal Alexandra Hospital. The main level features a spacious layout with grand windows overlooking the huge backyard, flooding light into the living room & updated kitchen. 2 big bedrooms & 1 full bath and laundry area complete the main floor. The **LEGAL SUITE** is accessible from the **PRIVATE SEPARATE ENTRANCE**. There you'll find a comfy living area and updated **SECOND KITCHEN**. There are **2 MORE BEDROOMS**, a den & full bath on the lower level. There's also a convenient 2nd laundry set! There's ample parking with a single attached garage, long front drive & **4 MORE PARKING STALLS** in the rear! Updates include the roof, electrical, plumbing, sewer lines, appliances, sidewalks, brand new carpet, HE furnaces, & **ON-DEMAND HWT!** This home is perfectly set up for a large family or wise investor...or both!

Built in 1955

### Essential Information

MLS® #	E4442250
Price	\$485,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11443 105 Street
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2M9

### **Amenities**

Amenities	Off Street Parking, Detectors Smoke, Fire Pit, Hot Water Tankless, Low Flw/Dual Flush Toilet, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	Zone 08

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